



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 JUN 15 PM 2: 23

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

BZA Number: 227838

### General Information

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: \_\_\_\_\_ Variance:  X  Appeal: \_\_\_\_\_

**PETITIONER:** 49 Alpine Street Realty Trust

**PETITIONER'S ADDRESS:** 11 8th St, Cambridge, MA 02141

**LOCATION OF PROPERTY:** 49 Alpine St., Cambridge, MA

**TYPE OF OCCUPANCY:** Single-Family Dwelling      **ZONING DISTRICT:** Residence B Zone

**REASON FOR PETITION:**

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

We applied for permit 194820 and the plan was approved in cooridance of zoning code. The size of building, GFA, setbacks are all in compliace with zoning code. Demolition began under issued permit 194820, the approved building plan showed demolition of roof, attic, and some exterior walls on all floors. During demolition of 1st FI walls, unfortunately the 2nd floor collapsed, resulting in an excessive demolition than approved under 194820. We are not seeking for any additional GFA, setback, that is orginally approved under permit 194820. We are simply only seeking for a variance relief so we could continue the construction under the originally approved permit 194820 due to the collapsed 2nd FI.

### **SECTIONS OF ZONING ORDINANCE CITED:**

Article: 8.000      Section: 8.22.3 (Non-Conforming Structure).  
Article: 5.000      Section: 5.31 (Table of Dimensional Requirements).  
Article: 10.000      Section: 10.30 (Variance).

Original  
Signature(s):

(Petitioner (s) / Owner)

(Alex) YINGCHAE YU

(Print Name)

Address:

11 8th St, Cambridge, MA, 02141

Tel. No.

6072805812

E-Mail Address:

alexyu1986@gmail.com

Date: 6/13/2023

**BZA APPLICATION FORM - OWNERSHIP INFORMATION**

**To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.**

I/we Yingchao Yu and Siyu Huang, Trustees of 49 Alpine Street Realty Trust  
(OWNER)

Address: 49 Alpine Street, Cambridge, MA

State that I/We own the property located at 49 Alpine Street, Cambridge, MA, which is the subject of this zoning application.

The record title of this property is in the name of YINGCHAO YU  
49 Alpine Street Realty Trust

\*Pursuant to a deed of duly recorded in the date 01/05/2022, Middlesex South County Registry of Deeds at Book \_\_\_\_\_, Page \_\_\_\_\_; or Middlesex Registry District of Land Court, Certificate No. 278380  
Book 01584 Page 14.

**SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\***

*\*Written evidence of Agent's standing to represent petitioner may be requested.*

-----  
Commonwealth of Massachusetts, County of Suffolk

The above-name YINGCHAO YU personally appeared before me, this 18<sup>th</sup> of March, 2022, and made oath that the above statement is true.

J. Kirsten McElroy Notary

My commission expires 8/18/2028 (Notary Seal).



J. Kirsten N. McElroy  
NOTARY PUBLIC  
Commonwealth of  
Massachusetts  
My Commission Expires  
8/18/2028

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

**BZA APPLICATION FORM - OWNERSHIP INFORMATION**

**To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.**

I/We Yingchao Yu and Siyu Huang, Trustees of 49 Alpine Street Realty Trust  
(OWNER)

Address: 49 Alpine Street, Cambridge, MA

State that I/We own the property located at 49 Alpine Street, Cambridge, MA, which is the subject of this zoning application.

The record title of this property is in the name of Siyu Huang  
49 Alpine Street Realty Trust

\*Pursuant to a deed of duly recorded in the date 01/05/2022, Middlesex South County Registry of Deeds at Book \_\_\_\_\_, Page \_\_\_\_\_; or Middlesex Registry District of Land Court, Certificate No. 278380  
Book 01584 Page 14.



**SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\***

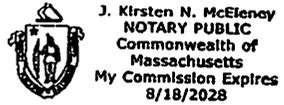
**\*Written evidence of Agent's standing to represent petitioner may be requested.**

-----  
Commonwealth of Massachusetts, County of Suffolk

The above-name Siyu Huang personally appeared before me, this 18<sup>th</sup> of March, 2022, and made oath that the above statement is true.

J. Kirsten McElroy Notary

My commission expires 8/18/2028 (Notary Seal).



- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

**BZA Application Form**

**SUPPORTING STATEMENT FOR A VARIANCE**

**EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.**

**A)** A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

We applied for permit 194820 and the plan was approved in cooridance of zoning code. The size of building, GFA, setbacks are all in compliace with zoning code. Demolition began under issued permit 194820, the approved building plan showed demolition of roof, attic, and some exterior walls on all floors. During demolition of 1st FI walls, unfortunately the 2nd floor collapsed, resulting in an excessive demolition than approved under 194820. We are not seeking for any additional GFA, setback, that is orginally approved under permit 194820. We are simply only seeking for a variance relief so we could continue the construction under the originally approved permit 194820.

**B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

As described above, during demolition, the 2nd FI unfortunatley collapsed, therefore the construction was stopped. We are seeking for approval to continue the construction by restoring the collapsed floor and wallls. It has been 18 months since we first began the application, finishing the restoration of the property is of public interest of the neighborhood (we did not seek for any GFA or setback that is in excessive of the ordiance). Compared to existing side setbacks on the right side (1.4'), the proposed building has a actually higher setback (7.7').

**C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

**1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

We are not seeking for any additional GFA, setback, that is orginally approved under permit 194820. We are simply only seeking for a variance relief so we could continue the construction under the originally approved permit 194820.

**2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

We are not seeking for any additional GFA, setback, that is orginally approved under permit 194820. We are simply only seeking for a variance relief so we could continue the construction under the originally approved permit 194820.

**\*If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

## BZA Application Form

### DIMENSIONAL INFORMATION

**Applicant:** 49 Alpine Street Realty Trust  
**Location:** 49 Alpine St., Cambridge, MA  
**Phone:** 6072805812

**Present Use/Occupancy:** Single-Family Dwelling  
**Zone:** Residence B Zone  
**Requested Use/Occupancy:** Single-Family Dwelling

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2,393	2,511	2,514	(max.)
<u>LOT AREA:</u>		5,040	5,040	5,040	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		0.475	0.498	0.500	
<u>LOT AREA OF EACH DWELLING UNIT</u>		5,040	5,040	5,040	
<u>SIZE OF LOT:</u>	WIDTH	56.0	56.0	NA	
	DEPTH	90.0	90.0	NA	
<u>SETBACKS IN FEET:</u>	FRONT	20.7	24.1	15	
	REAR	42.9	41.1	25	
	LEFT SIDE	7.7	7.7	7.5	
	RIGHT SIDE	1.4	7.7	7.5	
<u>SIZE OF BUILDING:</u>	HEIGHT	30	30	35	
	WIDTH	25	25	NA	
	LENGTH	47.7	47.7	NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		79.8	67	40	
<u>NO. OF DWELLING UNITS:</u>		1	1	2	
<u>NO. OF PARKING SPACES:</u>		0	0	1	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		NA	NA	NA	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

None

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

NEW RESIDENTIAL PROJECT  
47 ALPINE ST, CAMBIRDGE MA

**REVISED ON 03/26/2023**

REVISED AS SINGLE FAMILY RESIDENCE, SO A HOME  
ELEVATOR CAN BE INSTALLED TO SERVE ALL LEVELS

**REVISED ON 04/25/2023**

REVISED TO SHOWN DEMOLITION OF EX. 2ND FLOOR  
FRAMING.

**REVISED ON 05/25/2023**

REVISED BASED ON OWNER'S INTERIOR DESIGN  
CHANGES.

**REVISED ON 06/07/2023**

REVISED DEMO PLANS - SEE NOTES IN RED FOR WHAT  
IS REMAINING.

ZONING SUMMARY:  
SEE A001 FOR SETBACK  
SEE A002 FOR FAR AND AREA CALCULATIONS



ARCHITECT:  
UP DESIGN & BUILD, LLC

EMAIL:  
INFO@UpDesignBuild.COM

PHONE:  
617-902 8626

**CONTRACTOR NOTE :**

**REFER TO INTERIOR DESIGN DRAWINGS FOR  
BATHROOM DESIGN, KITCHEN DESIGN, STAIR  
DESIGN, CLOSET DESIGN, INTERIOR DOORS.**

DRAFT

PRELIMINARY CONCEPT,  
NOT VALID WITHOUT STAMP

47 ALPINE ST

CAMBRIDGE  
MA

**COVER SHEET**

Project number 0.08

Date 06/01/2023

Drawn by Author

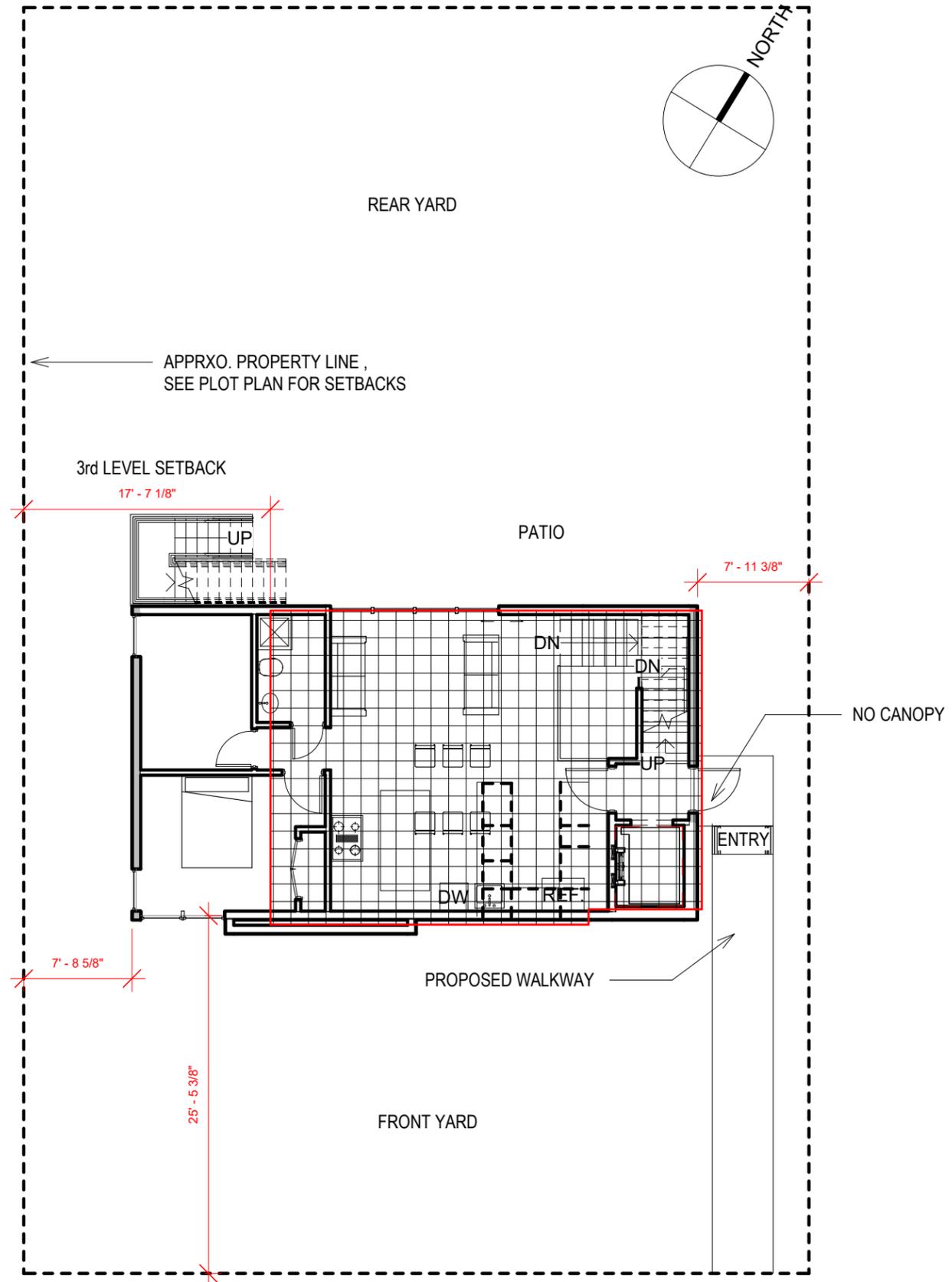
Checked by Checker

**A00**

Scale

# SETBACK SUMMARY

UNIT -FT	REQUIRED	1ST & 2ND	3RD FLOOR
FRONT	15	24.1	24.1
SIDE	7.5 (SUM 20)	7.7	17.6 (SUM 25.2)
REAR	25	41.1	41.1



ARCHITECT:  
UP DESIGN & BUILD, LLC

EMAIL:  
INFO@UpDesignBuild.COM

PHONE:  
617-902 8626

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47 ALPINE ST

CAMBRIDGE MA

**SITE SKETCH**

Project number 0.08

Date 06/01/2023

Drawn by Author

Checked by Checker

**A001**

Scale 1" = 10'-0"

FAR CALCULATION:

LOT AREA : 5,040 SF  
 TOTAL ALLOWED FLOOR AREA : 2,514 SF (5,000X 0.5 + 40X0.35 = 2,514 SF)

**PROPOSED TOTAL FLOOR AREA : 2,511.09 SF**

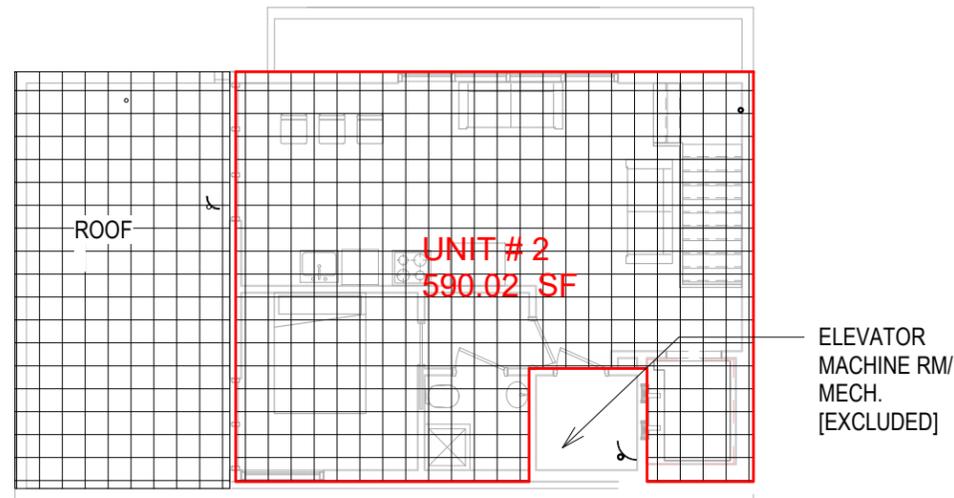
1ST FLOOR AREA : 911.08 SF  
 2ND FLOOR AREA: 1,009.99 SF  
 3RD FLOOR AREA: 590.02 SF

**EXISTING TOTAL FLOOR AREA : 2,393.33 SF**

EX 1ST FLOOR AREA : 1059.13 SF  
 EX 2ND FLOOR AREA: 940.7 SF  
 EX ATTIC FLOOR AREA: 393.5 SF

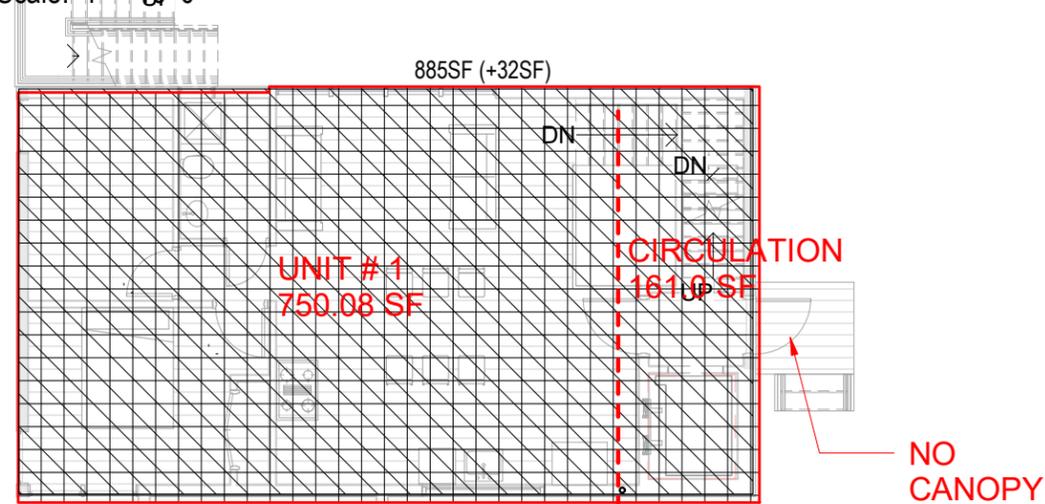
ALLOWABLE INCREASE = 2,393.33 X 10% = 239.33 SF

**ACTUAL INCREASE = 2,511.09 - 2,393.33 = 117.76 SF < 10% OF EXISTING AREA.**



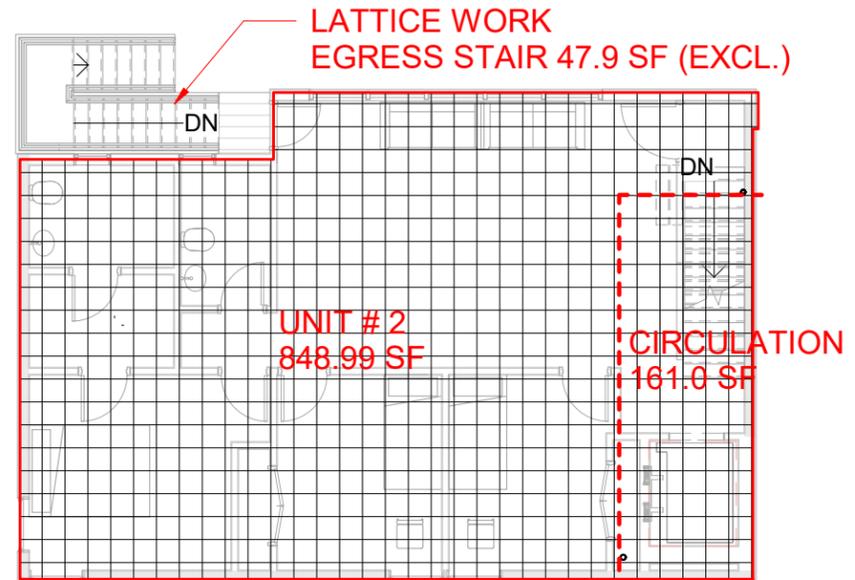
**3RD FLOOR AREA 590.02 SF**

4 AREA 3RD FLOOR  
 A002 Scale: 1" = 10'-0"



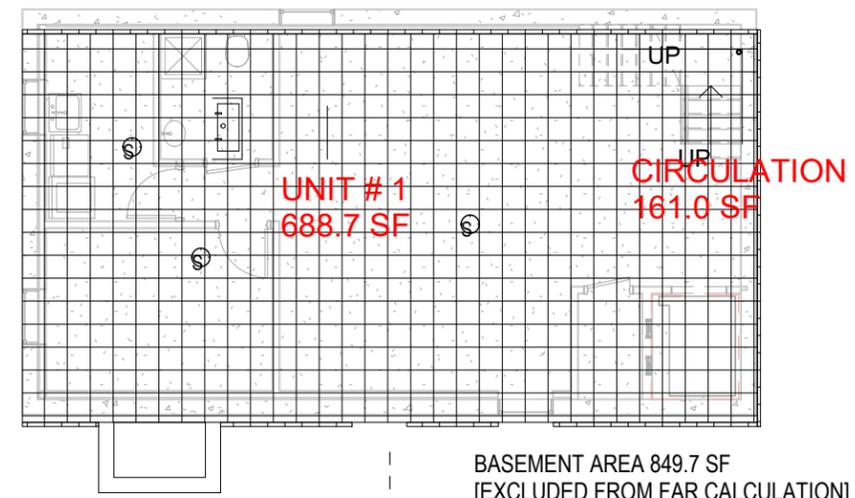
**1ST FLOOR AREA 911.08 SF**

2 AREA 1ST FLOOR  
 A002 Scale: 1" = 10'-0"



**2ND FLOOR AREA 1009.99 SF**

3 AREA 2ND FLOOR  
 A002 Scale: 1" = 10'-0"



**BASEMENT AREA 849.7 SF  
 [EXCLUDED FROM FAR CALCULATION]**

1 AREA BSMT  
 A002 Scale: 1" = 10'-0"



ARCHITECT:  
 UP DESIGN & BUILD, LLC

EMAIL:  
 INFO@UpDesignBuild.COM

PHONE:  
 617-902 8626

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47 ALPINE ST

CAMBRIDGE MA

**FAR  
 CALCULATION**

Project number 0.08

Date 06/01/2023

Drawn by Author

Checked by Checker

**A002**

Scale 1" = 10'-0"

EX. FAR CALCULATION:

LOT AREA : 5,040 SF  
 TOTAL ALLOWED FLOOR AREA : 2,514 SF (5,000X 0.5 + 40X0.35 = 2,514 SF)

EXISTING TOTAL FLOOR AREA : 2,393.33 SF  
 EX 1ST FLOOR AREA : 1059.13 SF  
 EX 2ND FLOOR AREA: 940.7 SF  
 EX ATTIC FLOOR AREA: 393.5 SF



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47 ALPINE ST

CAMBRIDGE MA

**EXISTING  
 BLDG AREA**

Project number 0.08

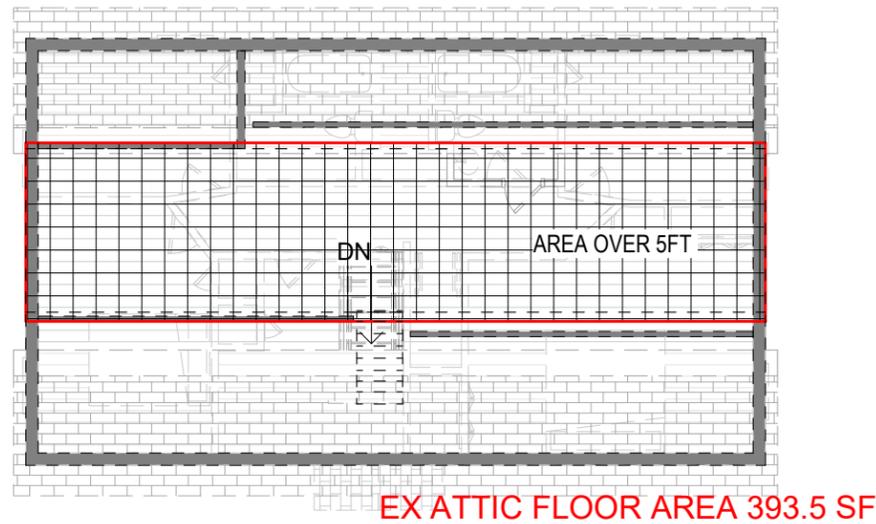
Date 06/01/2023

Drawn by Author

Checked by Checker

**A003**

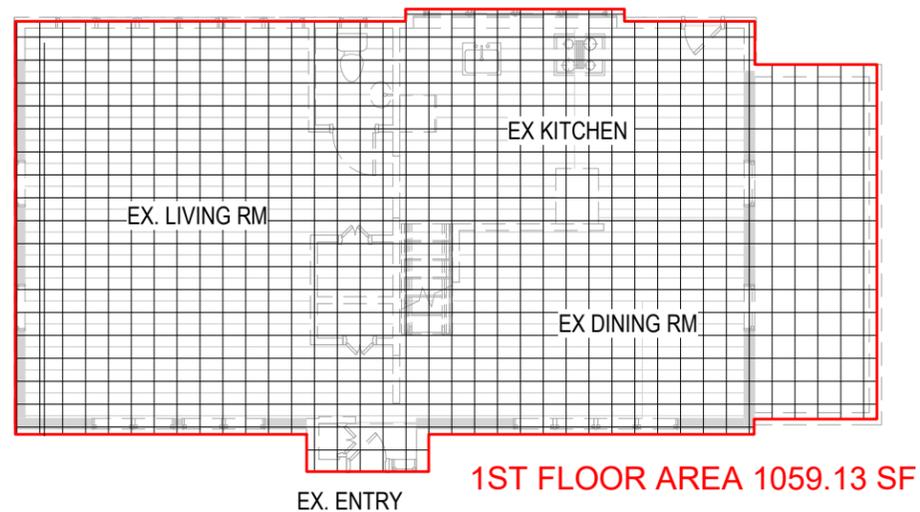
Scale 1" = 10'-0"



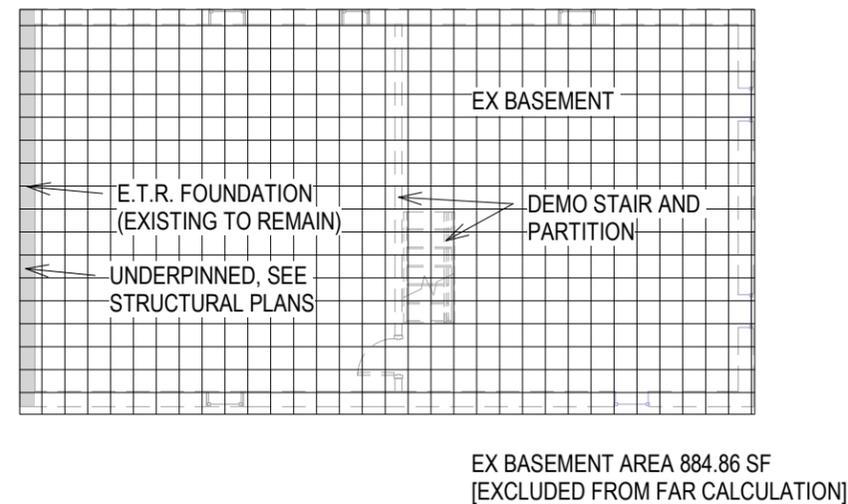
4 AREA -ATTIC EXISTING  
 A003 Scale: 1" = 10'-0"



3 AREA - 2ND EXISTING  
 A003 Scale: 1" = 10'-0"



2 AREA - 1ST EXISTING  
 A003 Scale: 1" = 10'-0"



1 AREA - BSMT EXISTING  
 A003 Scale: 1" = 10'-0"

**NOTES:**

- BLUE DIMENSIONS ARE STUD TO STUD.
- BLACK/ RED DIMENSIONS ARE TO EXTERIOR face of stud OR stud CENTERLINE.

**CONTRACTOR NOTE :**  
 REFER TO INTERIOR DESIGN DRAWINGS FOR BATHROOM DESIGN, KITCHEN DESIGN, STAIR DESIGN, CLOSET DESIGN, INTERIOR DOORS.

FIRE ALARM LEGEND	
Ⓢ	SMOKE ALARM
Ⓢ/Ⓢ	CO/SMOKE COMBO

**LEGEND :**

	EXISTING TO REMAIN
	DEMO
	NEW WORK



ARCHITECT:  
UP DESIGN & BUILD, LLC

EMAIL:  
INFO@UpDesignBuild.COM

PHONE:  
617-902 8626

PRELIMINARY CONCEPT,  
NOT VALID WITHOUT STAMP

47 ALPINE ST

CAMBRIDGE MA

**BASEMENT PLAN PROPOSED**

Project number 0.08

Date 06/01/2023

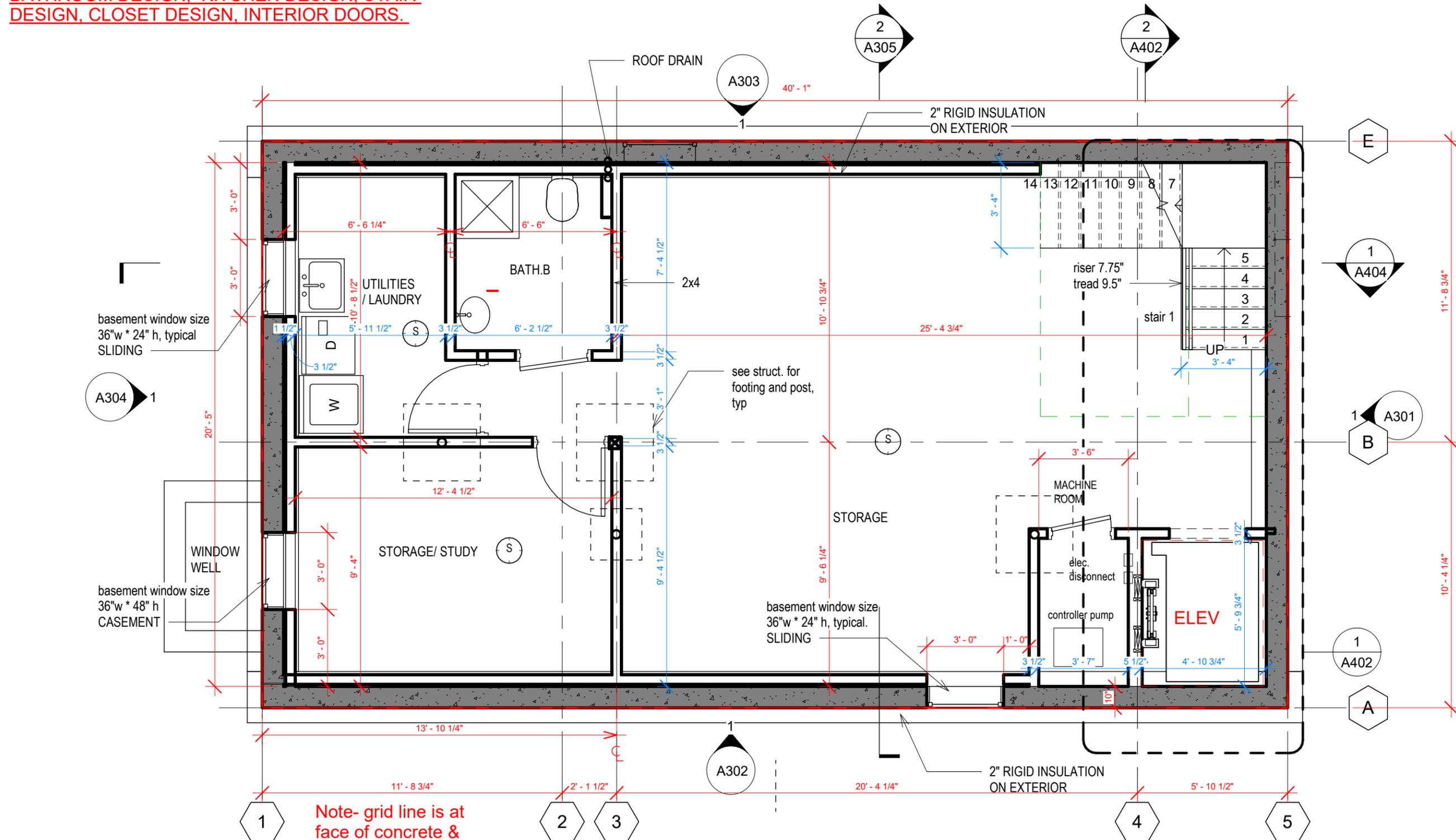
Drawn by Tian Sun

Checked by Checker

**A100**

Scale As indicated

1 BASEMENT PLAN - NEW WORK  
 A100 Scale: 1/4" = 1'-0"



Note- grid line is at face of concrete & face of stud.

6/7/2023 4:25:10 PM

**CONTRACTOR NOTE :**

**REFER TO INTERIOR DESIGN DRAWINGS FOR BATHROOM DESIGN, KITCHEN DESIGN, STAIR DESIGN, CLOSET DESIGN, INTERIOR DOORS.**

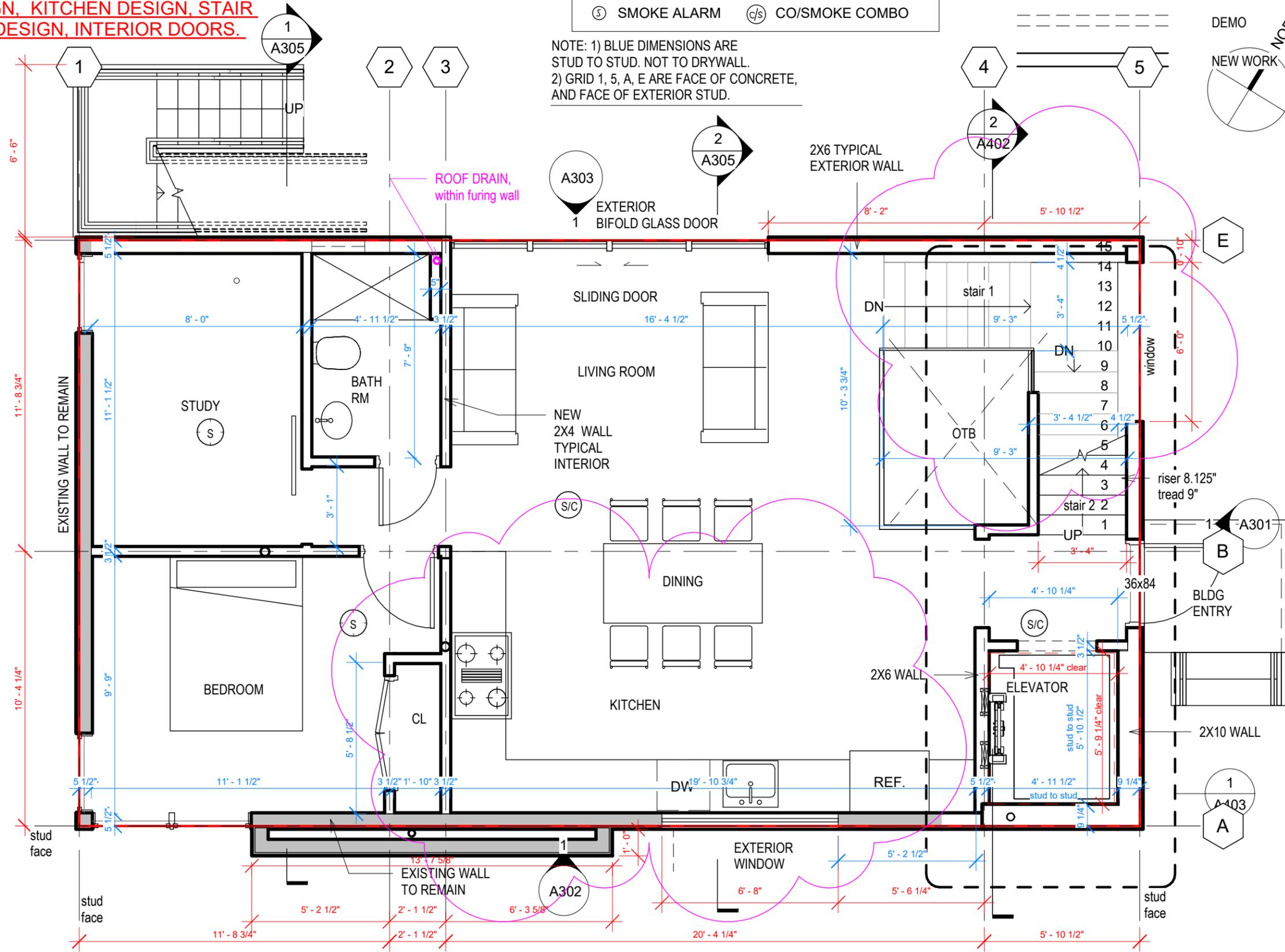
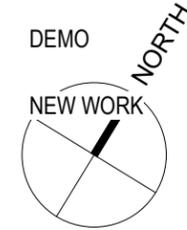
**FIRE ALARM LEGEND**

- Ⓢ SMOKE ALARM
- Ⓢ/Ⓢ CO/SMOKE COMBO

NOTE: 1) BLUE DIMENSIONS ARE STUD TO STUD. NOT TO DRYWALL.  
2) GRID 1, 5, A, E ARE FACE OF CONCRETE, AND FACE OF EXTERIOR STUD.

**LEGEND :**

- EXISTING TO REMAIN
- DEMO
- NEW WORK



ARCHITECT:  
UP DESIGN & BUILD, LLC  
EMAIL:  
INFO@UpDesignBuild.COM  
PHONE:  
617-902 8626

PRELIMINARY CONCEPT,  
NOT VALID WITHOUT STAMP

47 ALPINE ST  
CAMBRIDGE MA

**FIRST FLOOR PLAN PROPOSED**

Project number 0.08  
Date 06/01/2023  
Drawn by Author  
Checked by Checker

**A101**

Scale As indicated

**CONTRACTOR NOTE :**

**REFER TO INTERIOR DESIGN DRAWINGS FOR BATHROOM DESIGN, KITCHEN DESIGN, STAIR DESIGN, CLOSET DESIGN, INTERIOR DOORS.**

FIRE ALARM LEGEND	
(S)	SMOKE ALARM
(C/S)	CO/SMOKE COMBO

**LEGEND :**

	EXISTING TO REMAIN
	DEMO
	NEW WORK



ARCHITECT:  
UP DESIGN & BUILD, LLC

EMAIL:  
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PHONE:  
617-902 8626

PRELIMINARY CONCEPT,  
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47 ALPINE ST

CAMBRIDGE MA

**SECOND FLOOR PROPOSED**

Project number 0.08

Date 06/01/2023

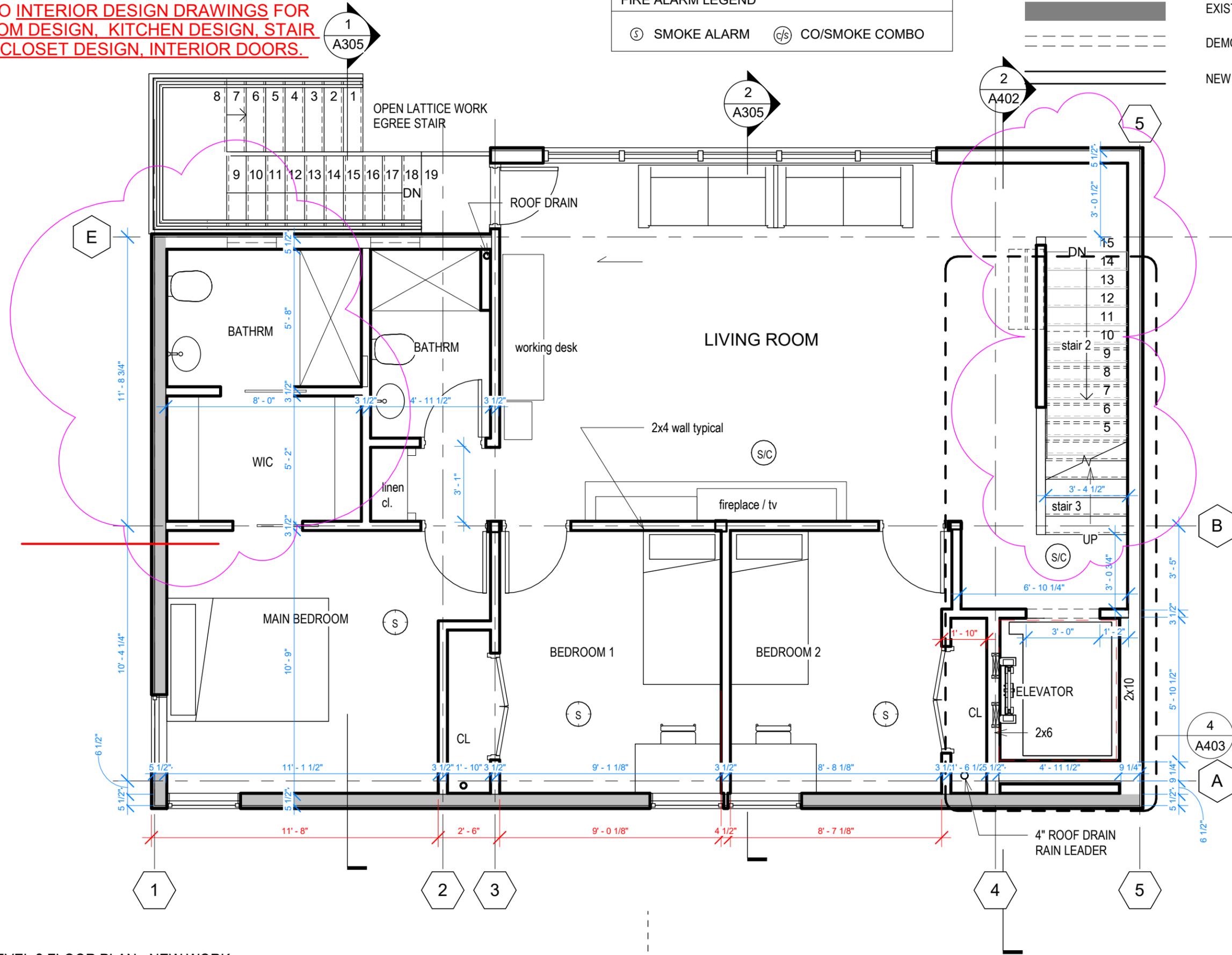
Drawn by KX

Checked by KX

**A102**

Scale As indicated

**1** LEVEL 2 FLOOR PLAN - NEW WORK  
A102 Scale: 1/4" = 1'-0"



**CONTRACTOR NOTE :**

**REFER TO INTERIOR DESIGN DRAWINGS FOR BATHROOM DESIGN, KITCHEN DESIGN, STAIR DESIGN, CLOSET DESIGN, INTERIOR DOORS.**

FIRE ALARM LEGEND	
Ⓢ	SMOKE ALARM
Ⓢ/s	CO/SMOKE COMBO

**LEGEND :**

	EXISTING TO REMAIN
	DEMO
	NEW WORK



ARCHITECT:  
UP DESIGN & BUILD, LLC

EMAIL:  
INFO@UpDesignBuild.COM

PHONE:  
617-902 8626

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47 ALPINE ST

CAMBRIDGE MA

**THRID FLOOR PLAN PROPOSED**

Project number 0.08

Date 06/01/2023

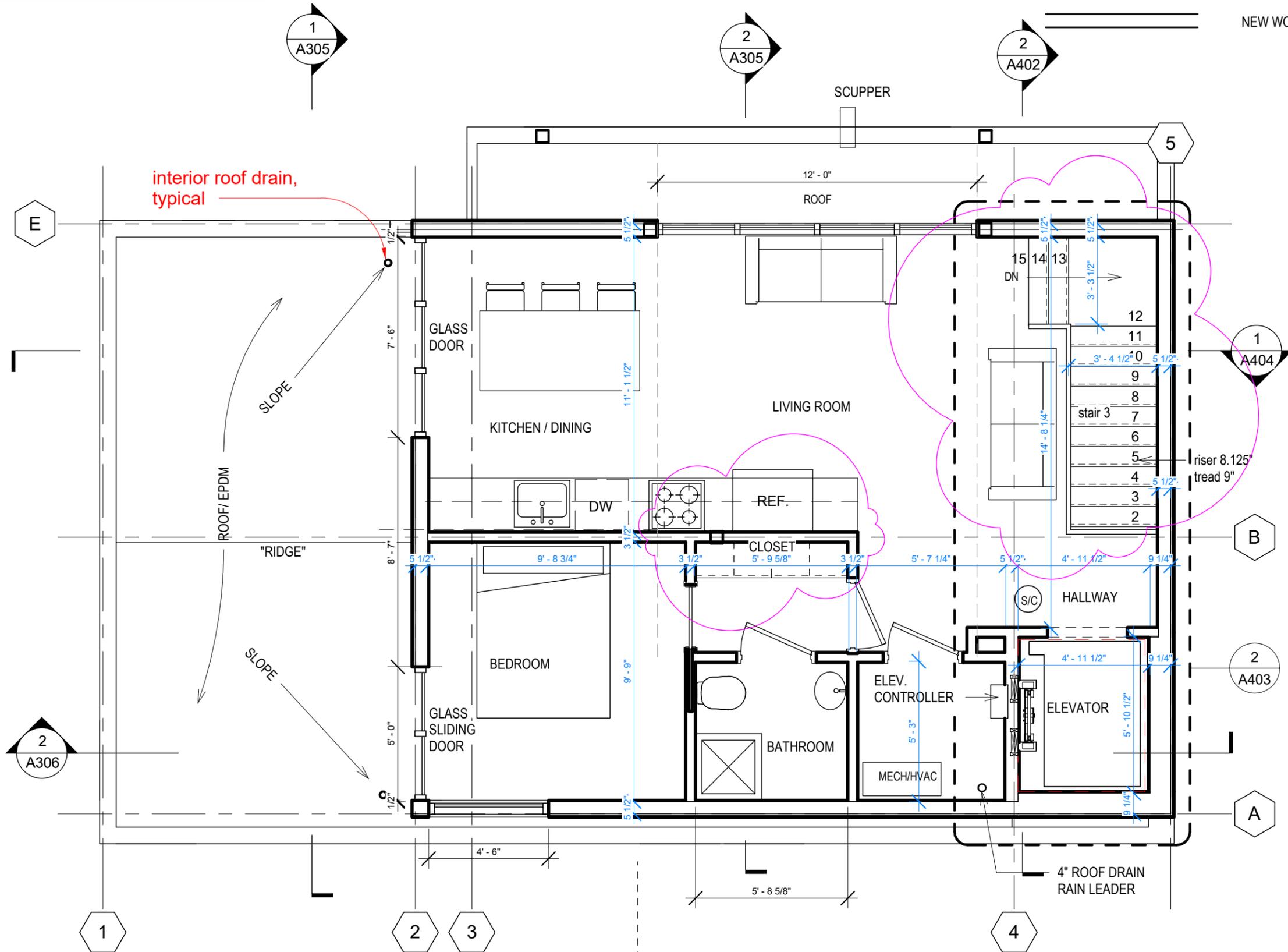
Drawn by Author

Checked by Checker

**A103**

Scale As indicated

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1 LEVEL 3  
A103 Scale: 1/4" = 1'-0"

Ref: A301

**NOTES:**

- BLUE DIMENSIONS ARE STUD TO STUD.
- BLACK DIMENSIONS ARE TO EXTERIOR OR CENTERLINE.

**FIRE ALARM LEGEND**

- Ⓢ SMOKE ALARM
- Ⓢ/Ⓢ CO/SMOKE COMBO

**LEGEND :**

- EXISTING TO REMAIN
- DEMO
- NEW WORK



ARCHITECT:  
UP DESIGN & BUILD, LLC

EMAIL:  
INFO@UpDesignBuild.COM

PHONE:  
617-902 8626

PRELIMINARY CONCEPT,  
NOT VALID WITHOUT STAMP

47 ALPINE ST

CAMBRIDGE MA

**ROOF PLAN  
PROPOSED**

Project number 0.08

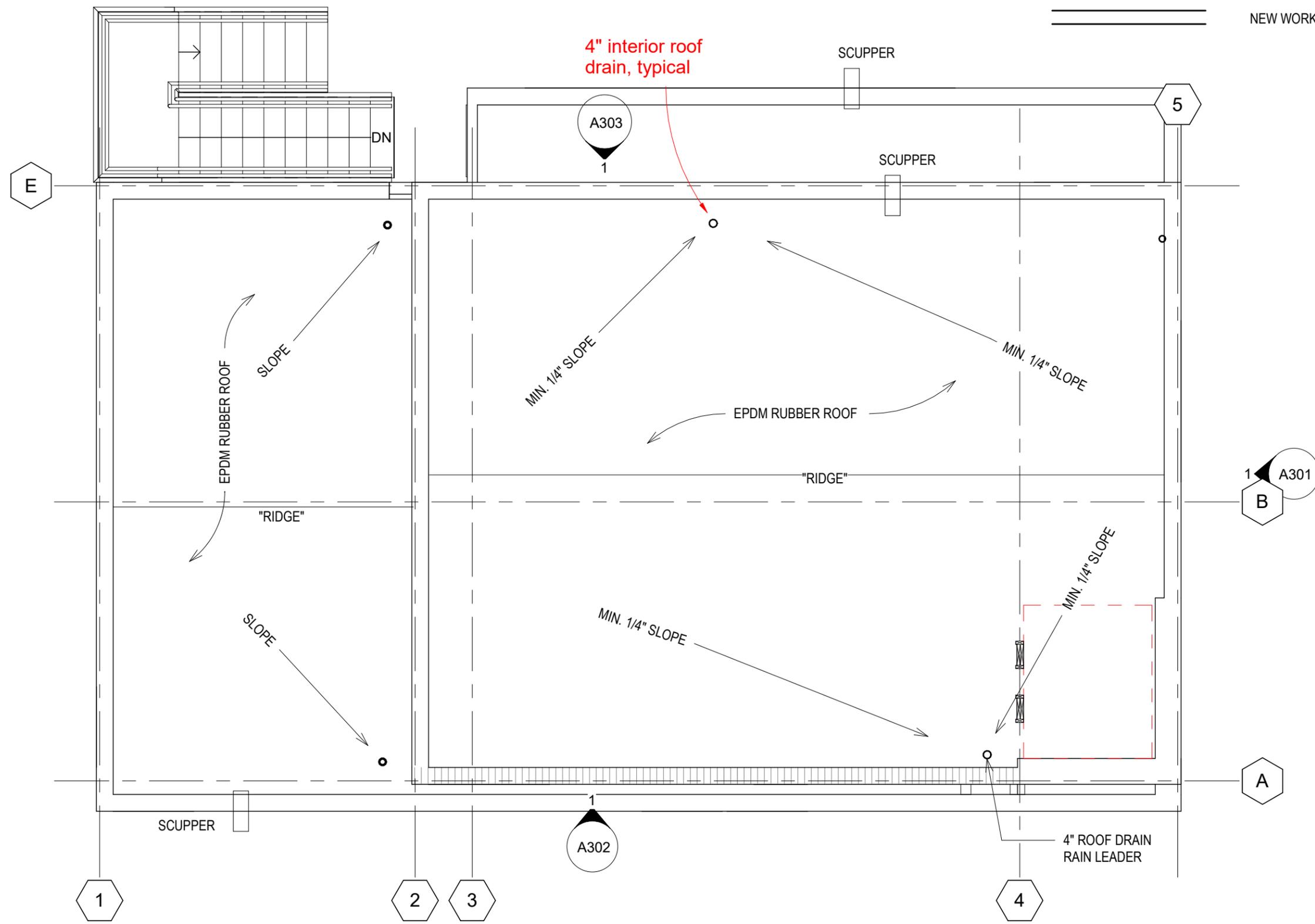
Date 06/01/2023

Drawn by Author

Checked by Checker

**A104**

Scale As indicated



**1** ROOF PLAN - NEW WORK  
A104 Scale: 1/4" = 1'-0"

6/7/2023 4:25:12 PM



ARCHITECT:  
UP DESIGN & BUILD, LLC

EMAIL:  
INFO@UpDesignBuild.COM

PHONE:  
617-902 8626

PRELIMINARY CONCEPT,  
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47 ALPINE ST

CAMBRIDGE MA

**RIGHT  
ELEVATION -  
NEW**

Project number 0.08

Date 06/01/2023

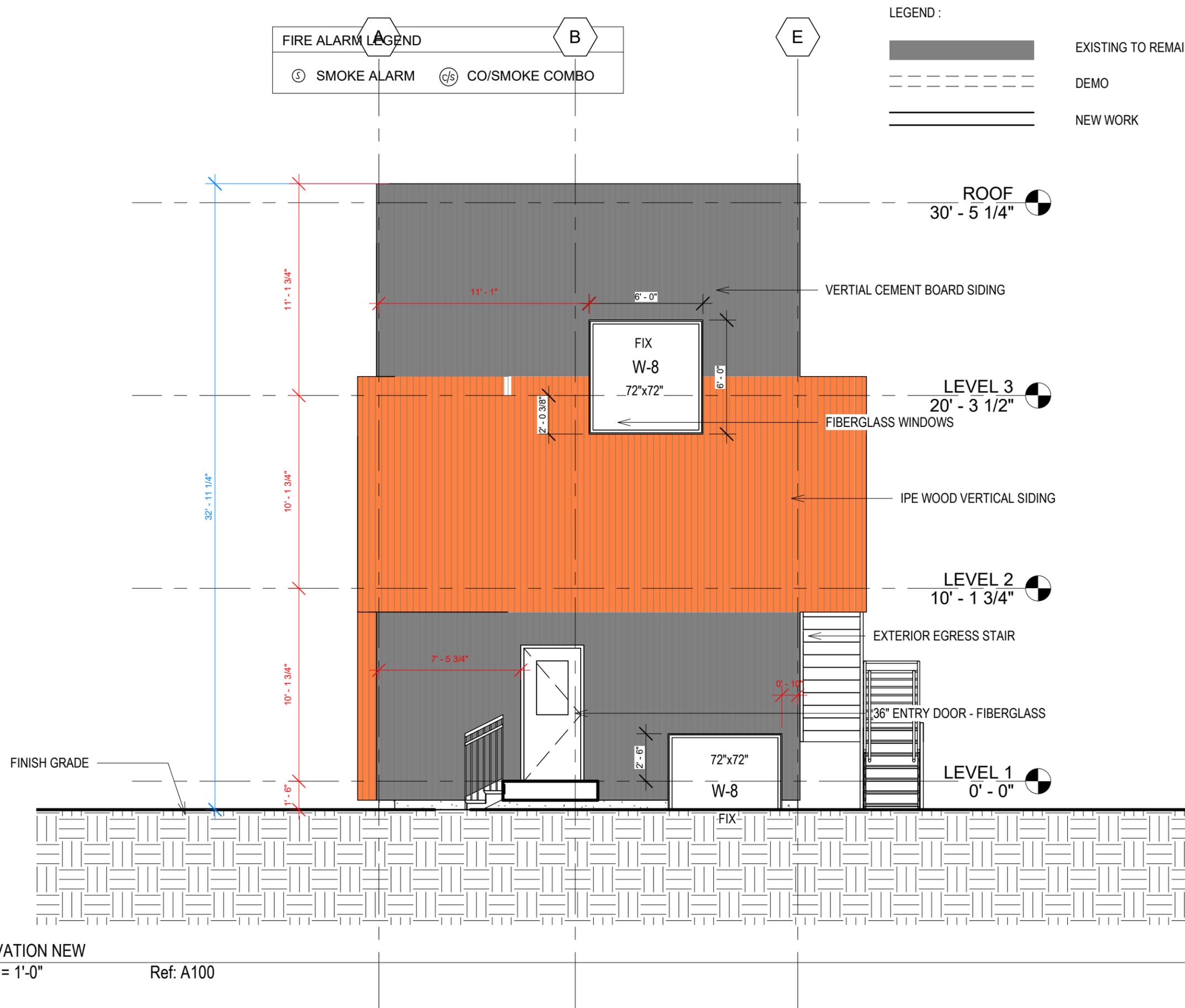
Drawn by Author

Checked by Checker

**A301**

Scale As indicated

6/7/2023 4:25:13 PM



1 RIGHT ELEVATION NEW  
A301 Scale: 3/16" = 1'-0"

Ref: A100



ARCHITECT:  
UP DESIGN & BUILD, LLC

EMAIL:  
INFO@UpDesignBuild.COM

PHONE:  
617-902 8626

PRELIMINARY CONCEPT,  
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47 ALPINE ST

CAMBRIDGE MA

### FRONT ELEVATION PROPOSED

Project number 0.08

Date 06/01/2023

Drawn by Author

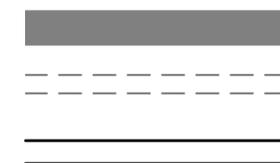
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## A302

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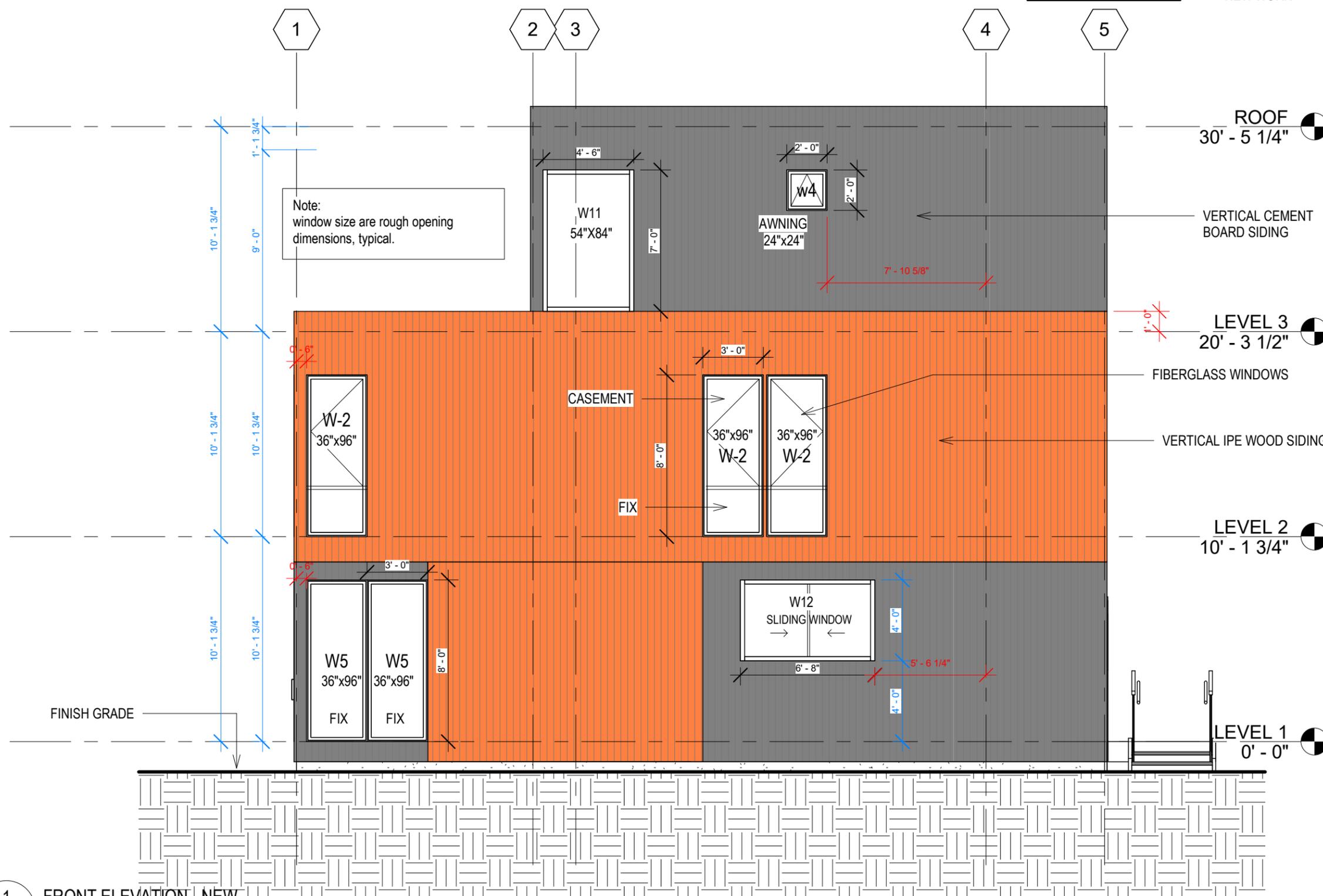


EXISTING TO REMAIN

DEMO

NEW WORK

FIRE ALARM LEGEND	
Ⓢ	SMOKE ALARM
Ⓢ/s	CO/SMOKE COMBO



1 FRONT ELEVATION - NEW  
A302 Scale: 3/16" = 1'-0"



ARCHITECT:  
UP DESIGN & BUILD, LLC

EMAIL:  
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PHONE:  
617-902 8626

PRELIMINARY CONCEPT,  
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47 ALPINE ST

CAMBRIDGE MA

**REAR  
ELEVATION -  
NEW**

Project number 0.08

Date 06/01/2023

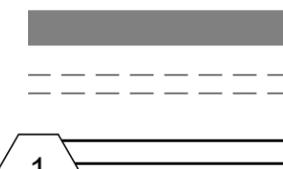
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Checked by Checker

**A303**

Scale As indicated

LEGEND :

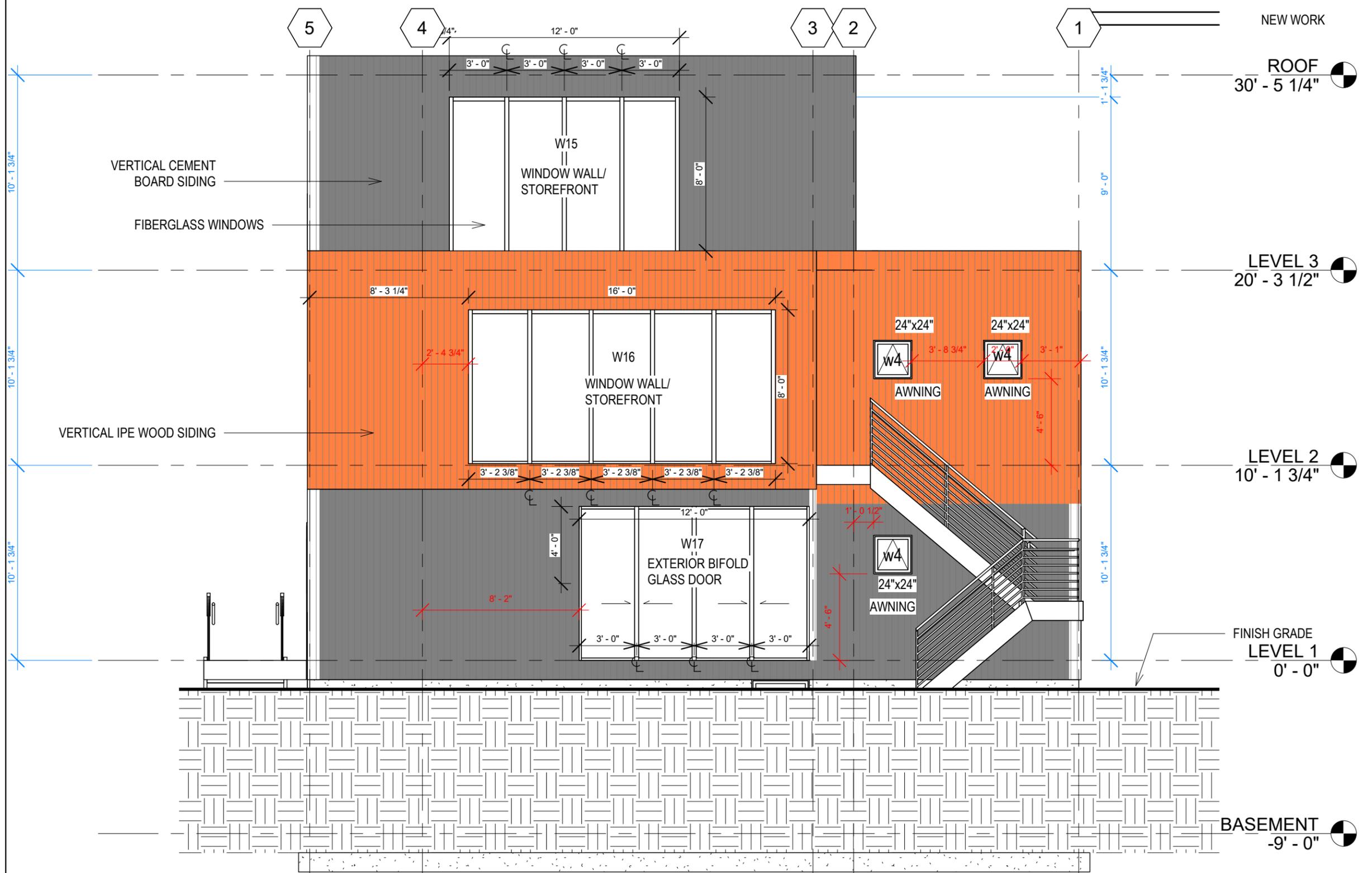


EXISTING TO REMAIN

DEMO

NEW WORK

FIRE ALARM LEGEND  
Ⓢ SMOKE ALARM    Ⓢ/s CO/SMOKE COMBO



1 REAR ELEVATION - NEW  
A303 Scale: 3/16" = 1'-0"

6/7/2023 4:25:15 PM

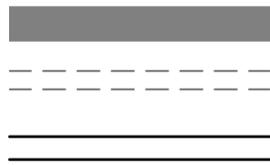
FIRE ALARM LEGEND	
Ⓢ	SMOKE ALARM
Ⓢ/Ⓢ	CO/SMOKE COMBO

E

B

A

LEGEND :



EXISTING TO REMAIN

DEMO

NEW WORK



ARCHITECT:  
UP DESIGN & BUILD, LLC

EMAIL:  
INFO@UpDesignBuild.COM

PHONE:  
617-902 8626

PRELIMINARY CONCEPT,  
NOT VALID WITHOUT STAMP

47 ALPINE ST

CAMBRIDGE MA

**LEFT  
ELEVATION  
NEW**

Project number 0.08

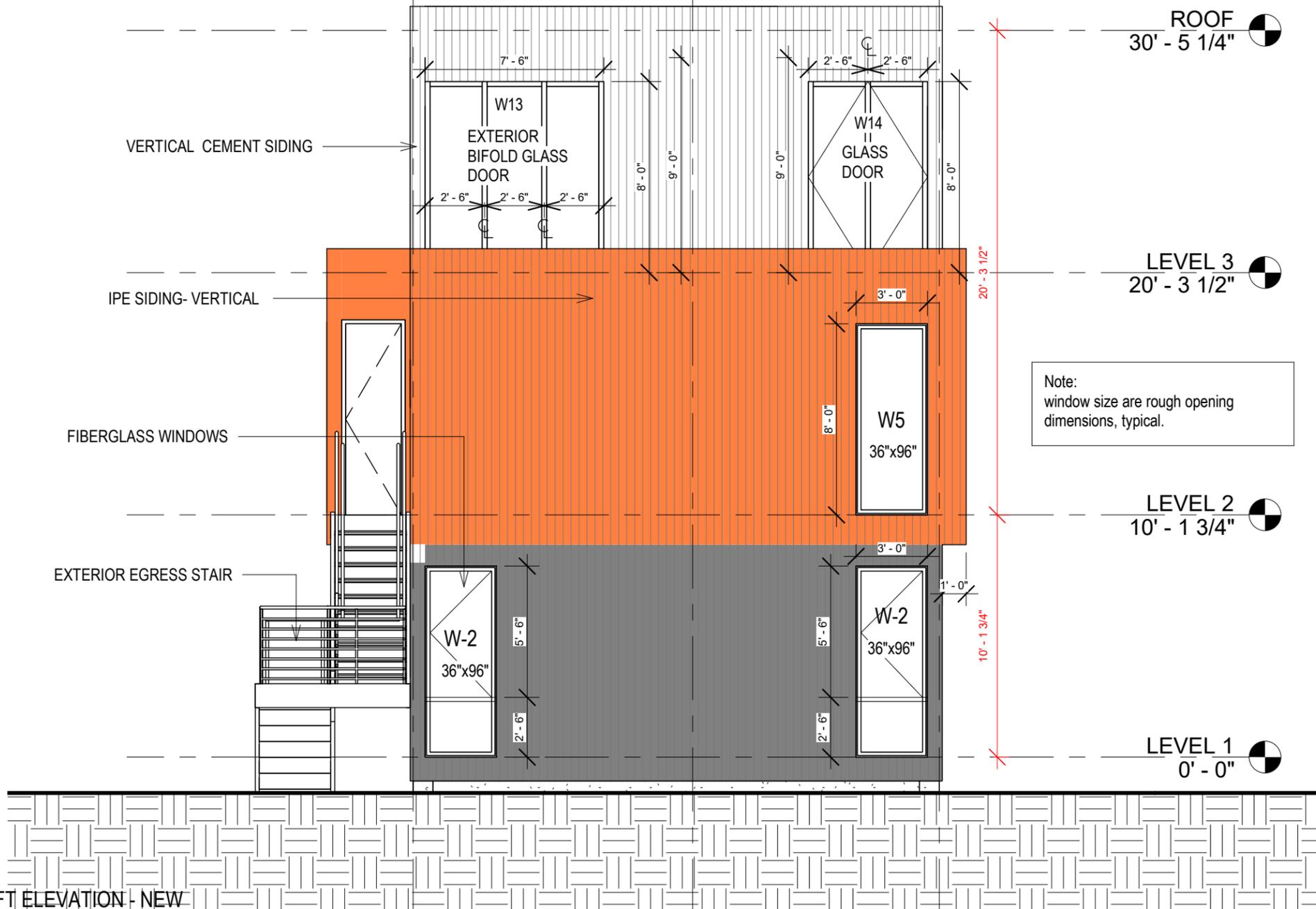
Date 06/01/2023

Drawn by Author

Checked by Checker

**A304**

Scale As indicated



1 LEFT ELEVATION - NEW  
A304 Scale: 3/16" = 1'-0"

6/7/2023 4:25:16 PM



ARCHITECT:  
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EMAIL:  
INFO@UpDesignBuild.COM

PHONE:  
617-902 8626

PRELIMINARY CONCEPT,  
NOT VALID WITHOUT STAMP

47 ALPINE ST

CAMBRIDGE MA

### CROSS SECTION

Project number 0.08

Date 06/01/2023

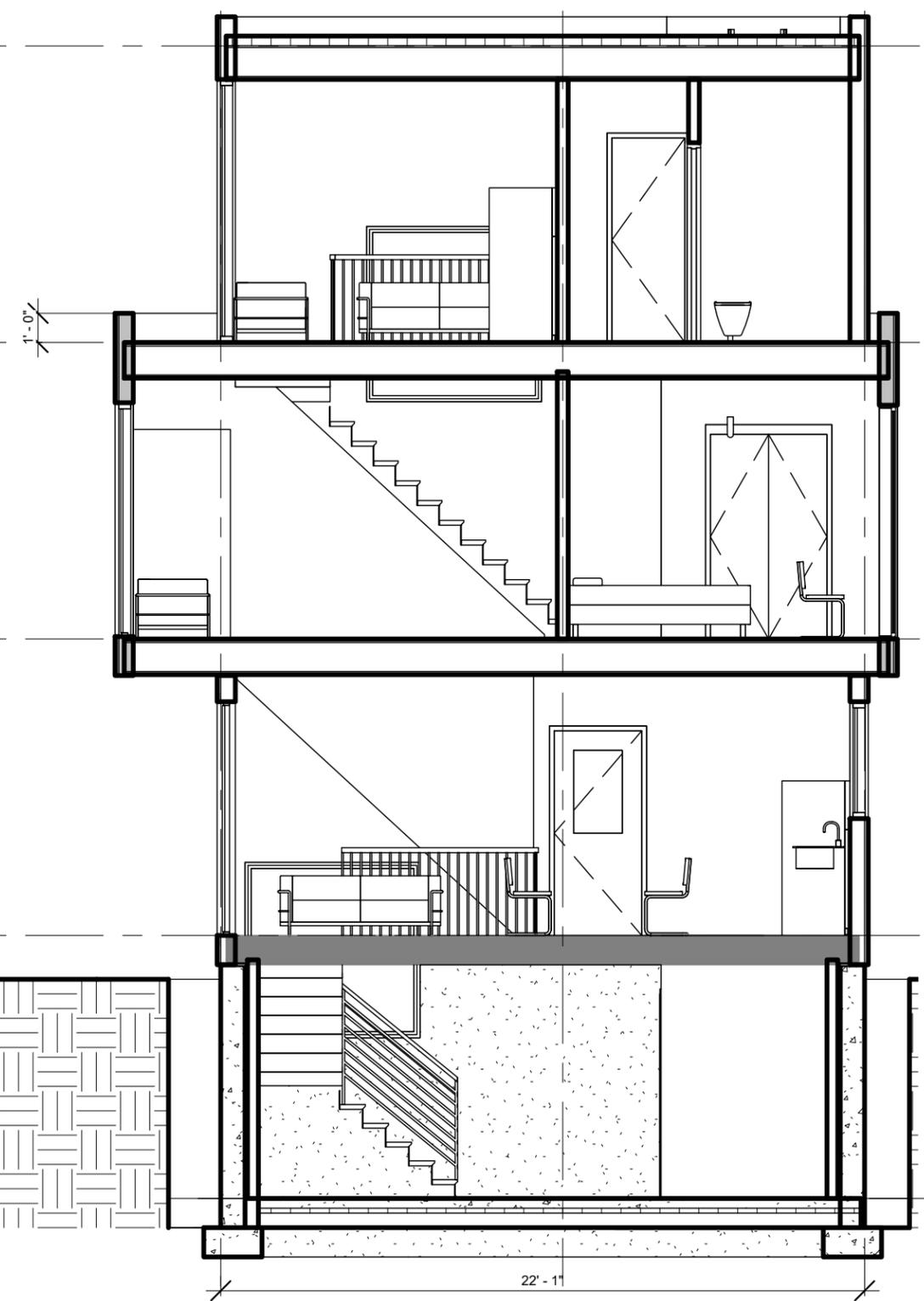
Drawn by Author

Checked by Checker

## A305

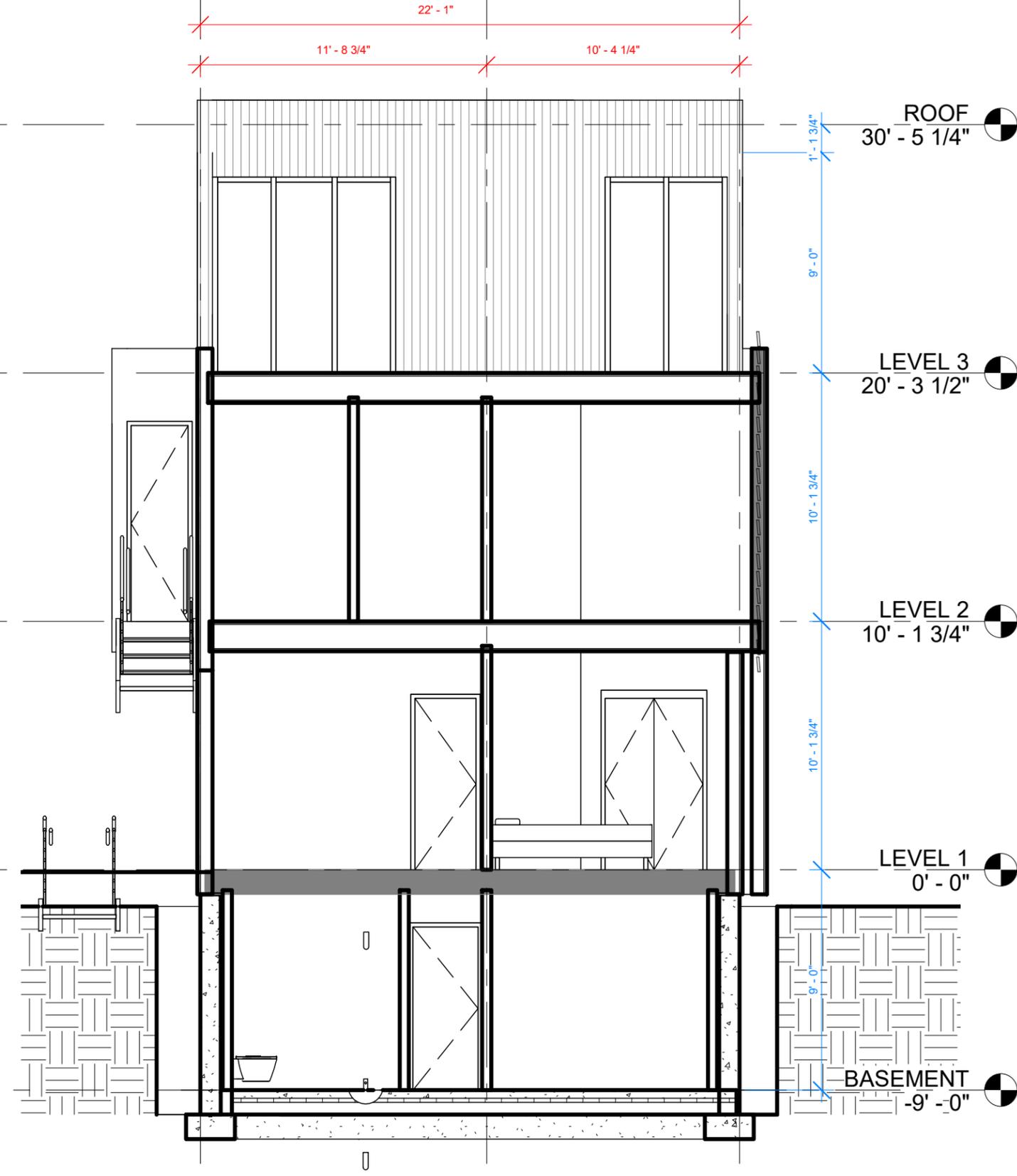
Scale 3/16" = 1'-0"

E B A



2 CROSS SECTION 2  
A305 Scale: 3/16" = 1'-0"

E B A



1 CROSS SECTION 1  
A305 Scale: 3/16" = 1'-0"

6/7/2023 4:25:17 PM



ARCHITECT:  
UP DESIGN & BUILD, LLC

EMAIL:  
INFO@UpDesignBuild.COM

PHONE:  
617-902 8626

PRELIMINARY CONCEPT,  
NOT VALID WITHOUT STAMP

47 ALPINE ST

CAMBRIDGE MA

### BUILDING SECTION

Project number 0.08

Date 06/01/2023

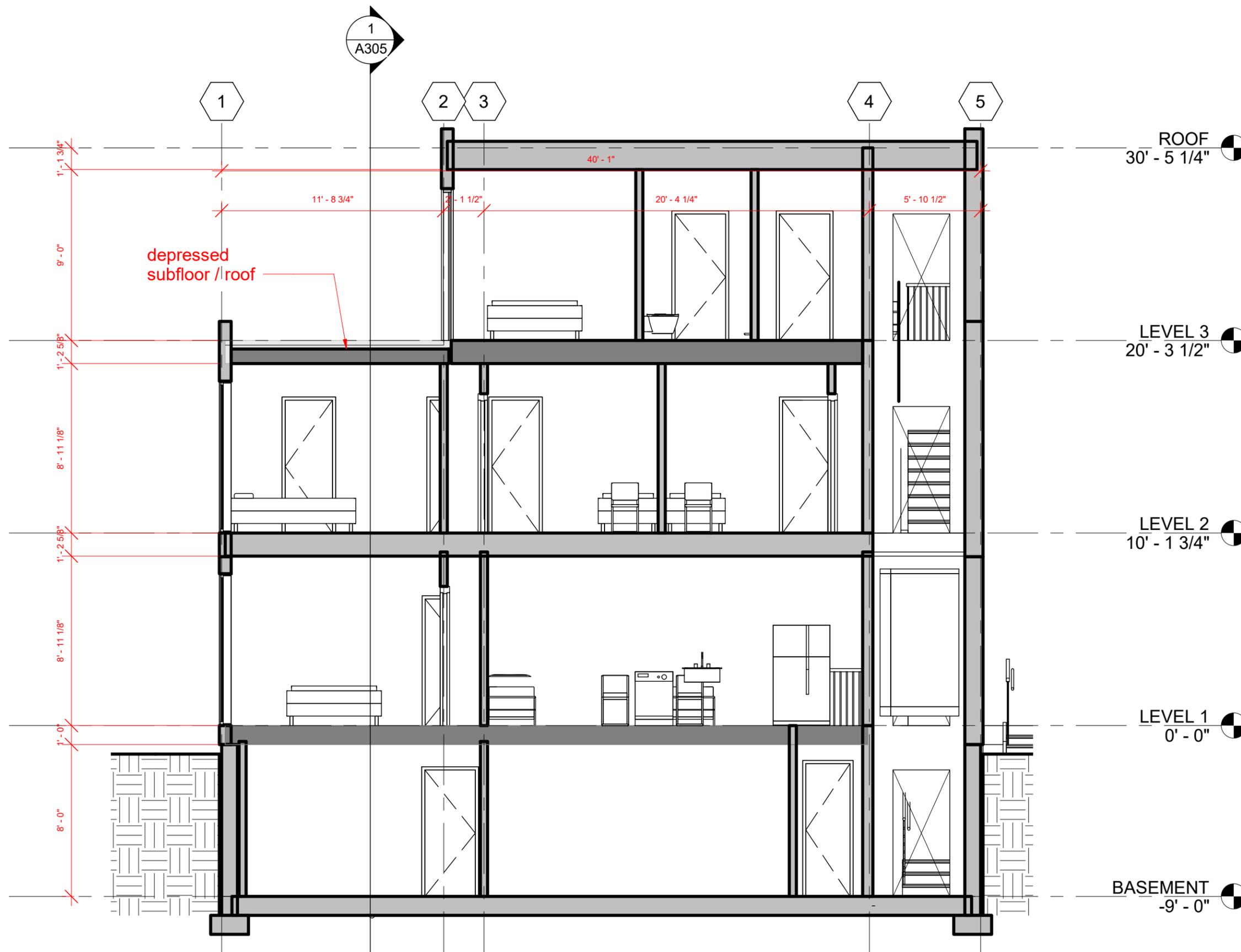
Drawn by Author

Checked by Checker

## A306

Scale 3/16" = 1'-0"

6/7/2023 4:25:18 PM



1  
A305

1

2

3

4

5

ROOF  
30' - 5 1/4"

LEVEL 3  
20' - 3 1/2"

LEVEL 2  
10' - 1 3/4"

LEVEL 1  
0' - 0"

BASEMENT  
-9' - 0"

depressed  
subfloor / roof

40' - 1"

11' - 8 3/4"

2' - 1 1/2"

20' - 4 1/4"

5' - 10 1/2"

1' - 1 3/4"

9' - 0"

1' - 2 5/8"

8' - 11 1/8"

1' - 2 5/8"

8' - 11 1/8"

1' - 0"

8' - 0"

2 Section 4  
A306 Scale: 3/16" = 1'-0"

06/07/2023 DEMOLITION STATUS:

**BASEMENT  
FOUNDATION WALLS STILL REMAIN IN PLACE.  
EXISTING FOUNDATION TO REMAIN.**

FIRE ALARM LEGEND

- Ⓢ SMOKE ALARM
- Ⓢ/Ⓢ CO/SMOKE COMBO

LEGEND :

- EXISTING TO REMAIN
- DEMO
- NEW WORK



ARCHITECT:  
UP DESIGN & BUILD, LLC

EMAIL:  
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PHONE:  
617-902 8626

PRELIMINARY CONCEPT,  
NOT VALID WITHOUT STAMP

47 ALPINE ST

CAMBRIDGE MA

**DEMOLITION  
PLAN  
BASEMENT**

Project number 0.08

Date 06/01/2023

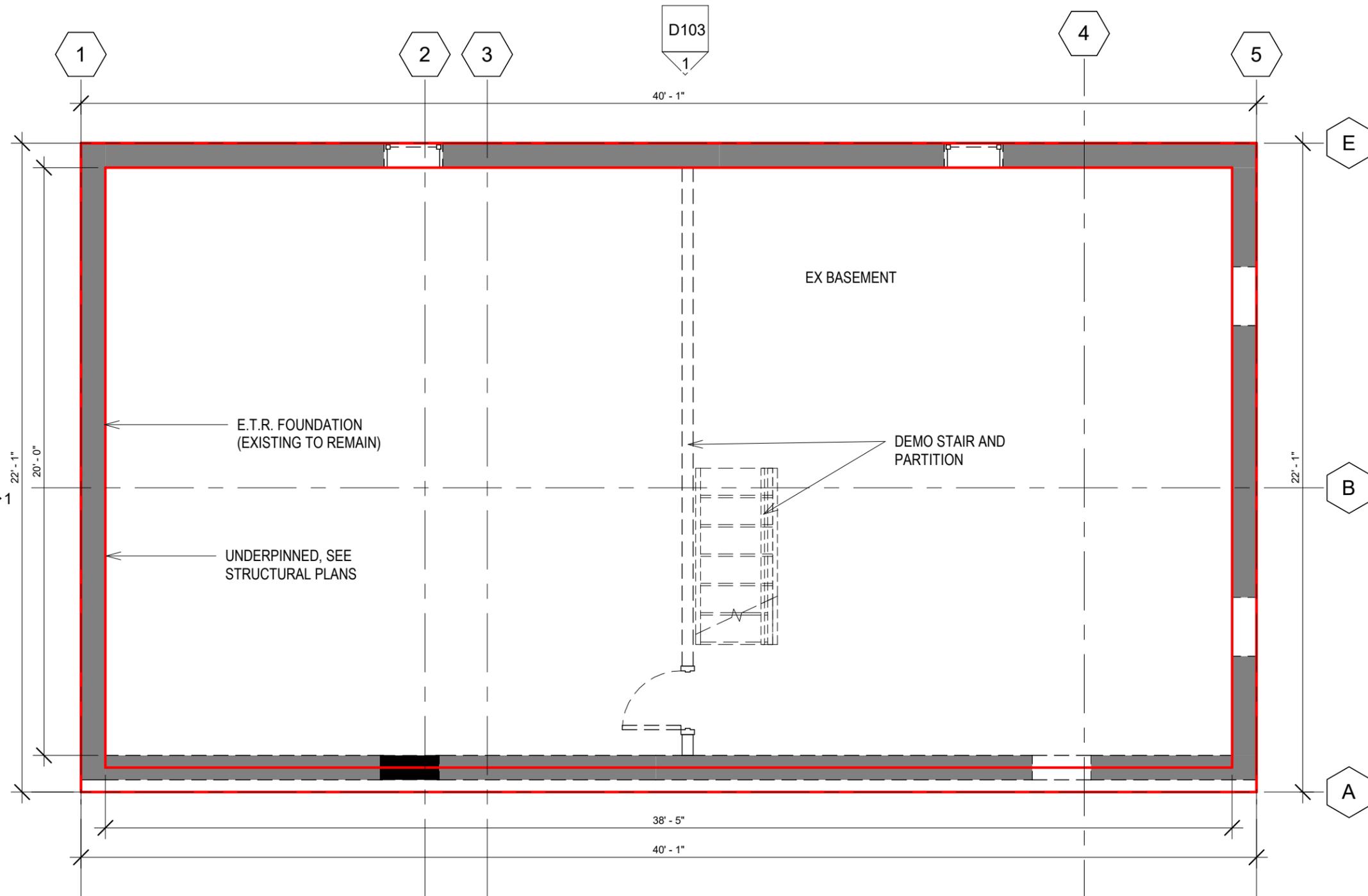
Drawn by Author

Checked by Checker

**D001**

Scale As indicated

6/7/2023 4:25:18 PM



06/07/2023 DEMOLITION STATUS:

**FIRST FLOOR:**

1. FRIST FLOOR JOISTS AND SUBFLOOR STILL REMAIN IN PLACE.
2. FRAMING OF FRONT WALL AND LEFT WALL STILL REMAIN IN PLACE.
3. FRONT ENTRY FRAMING STILL REMAIN IN PLACE.
4. ALL INTERIOR WALLS AND STAIRS HAVE BEEN REMOVED.

FIRE ALARM LEGEND	
Ⓢ	SMOKE ALARM
Ⓢ/Ⓢ	CO/SMOKE COMBO

LEGEND :

	EXISTING TO REMAIN
	DEMO
	NEW WORK



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UP DESIGN & BUILD, LLC

EMAIL:  
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PHONE:  
617-902 8626

PRELIMINARY CONCEPT,  
NOT VALID WITHOUT STAMP

47 ALPINE ST

CAMBRIDGE MA

**DEMOLITION  
PLAN FIRST  
LEVEL**

Project number 0.08

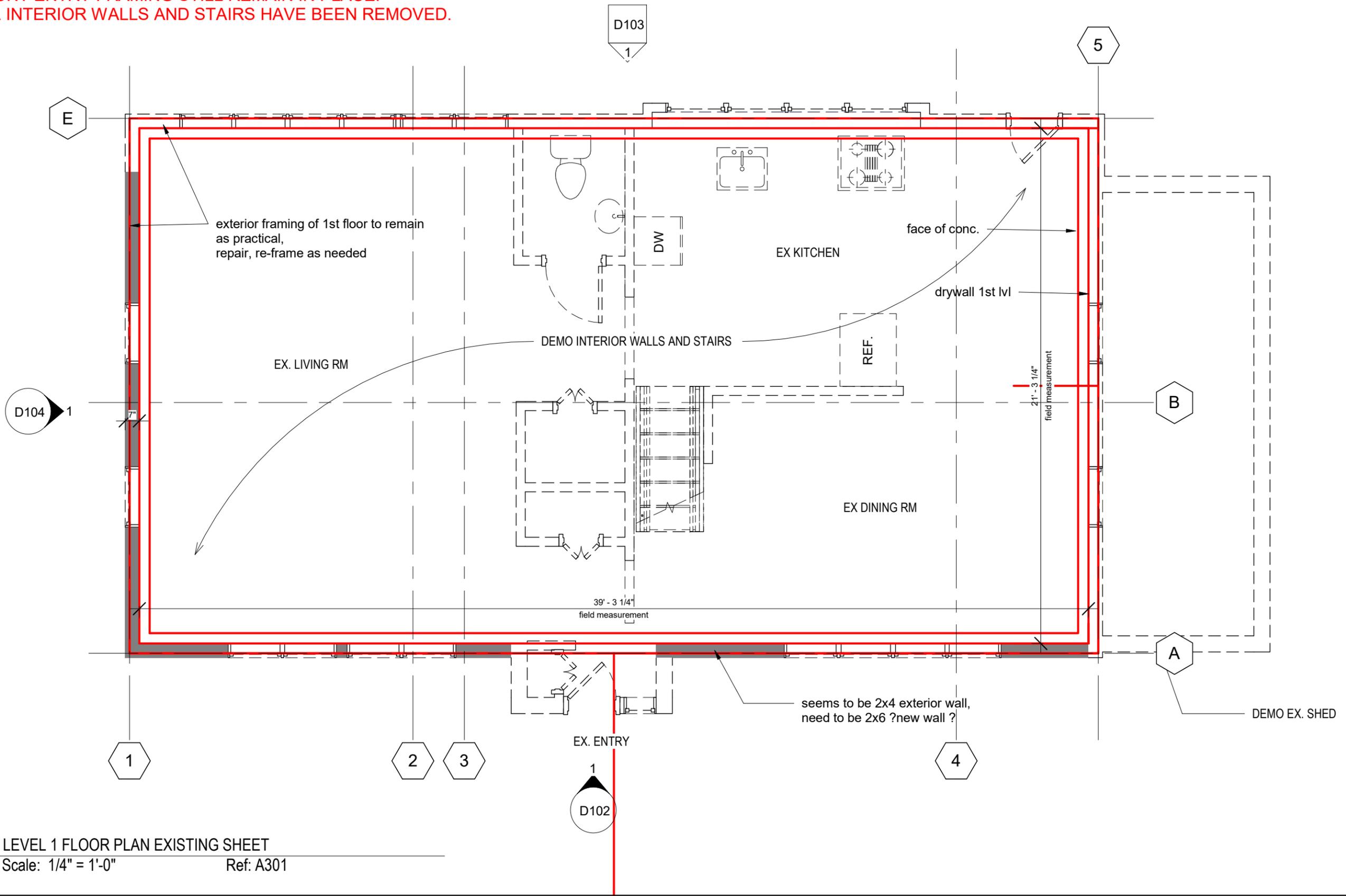
Date 06/01/2023

Drawn by KX

Checked by KX

**D002**

Scale As indicated



06/07/2023 DEMOLITION STATUS:

SECOND FLOOR:

SECOND FLOOR AND ATTIC HAVE BEEN REMOVED IN ITS ENTIRETY.

FIRE ALARM LEGEND

- Ⓢ SMOKE ALARM
- Ⓢ/Ⓢ CO/SMOKE COMBO

LEGEND :

-  EXISTING TO REMAIN
-  DEMO
-  NEW WORK



ARCHITECT:  
UP DESIGN & BUILD, LLC

EMAIL:  
INFO@UpDesignBuild.COM

PHONE:  
617-902 8626

PRELIMINARY CONCEPT,  
NOT VALID WITHOUT STAMP

47 ALPINE ST

CAMBRIDGE MA

**DEMOLITION  
PLAN  
SECOND  
LEVEL**

Project number 0.08

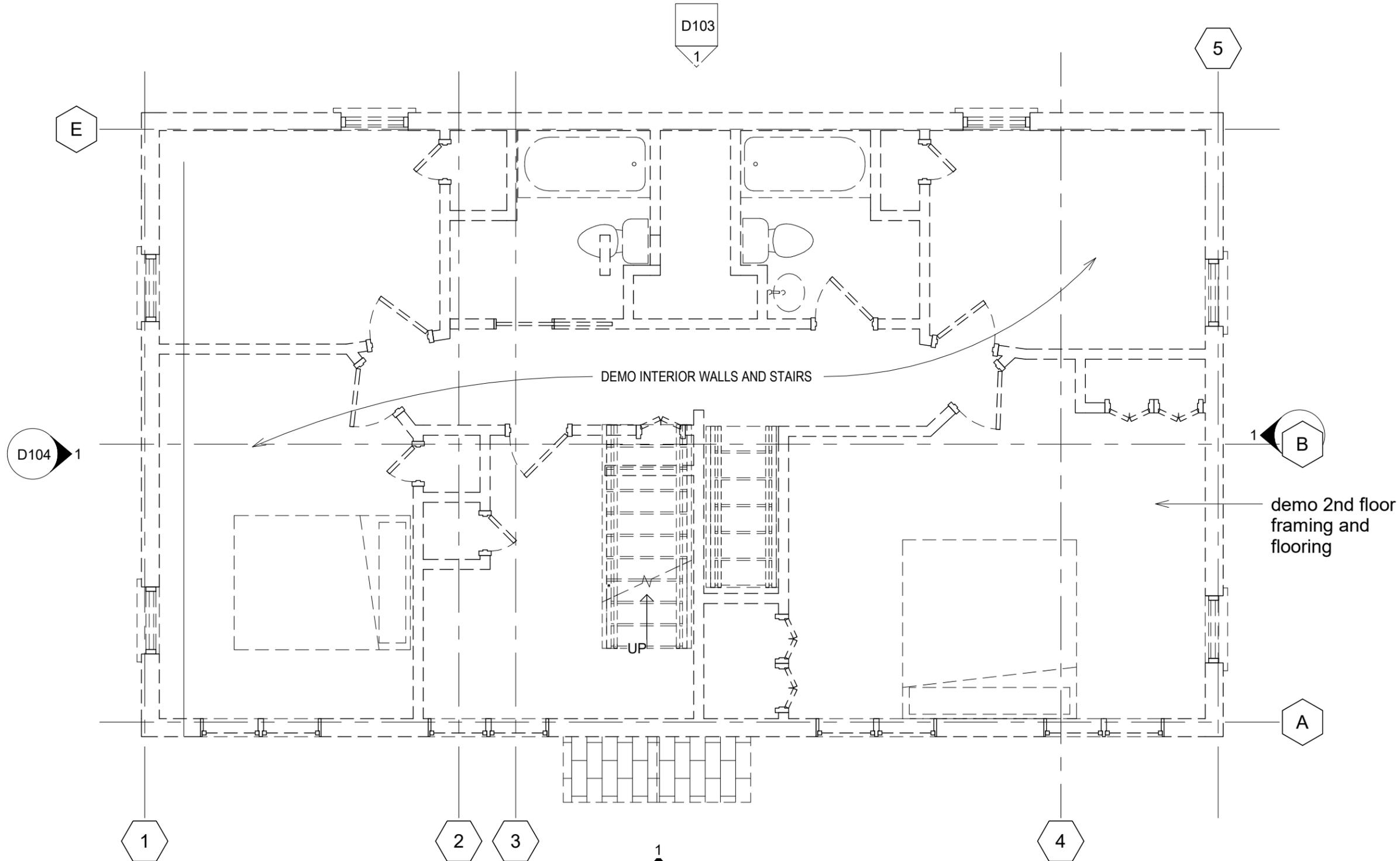
Date 06/01/2023

Drawn by Author

Checked by Checker

**D003**

Scale As indicated



1 LEVEL 2 FLOOR PLAN EXISTING SHEET  
D003 Scale: 1/4" = 1'-0"

6/7/2023 4:25:19 PM

06/07/2023 DEMOLITION STATUS:

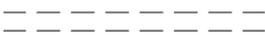
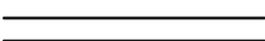
ATTIC AND ROOF:

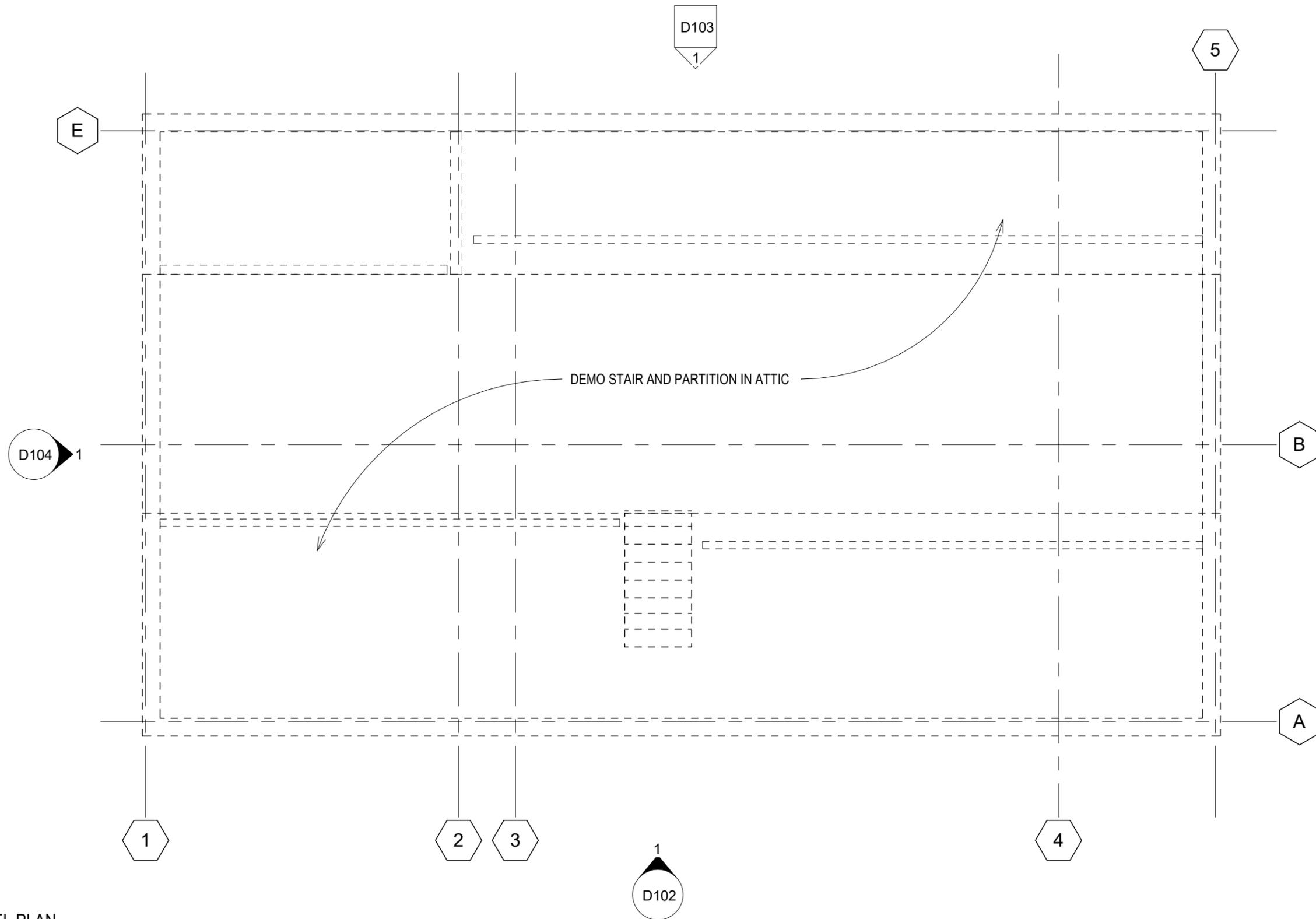
ATTIC AND ROOF HAVE BEEN REMOVED IN ITS ENTIRETY.

FIRE ALARM LEGEND

- Ⓢ SMOKE ALARM
- Ⓢ/Ⓢ CO/SMOKE COMBO

LEGEND :

-  EXISTING TO REMAIN
-  DEMO
-  NEW WORK



ARCHITECT:  
UP DESIGN & BUILD, LLC

EMAIL:  
INFO@UpDesignBuild.COM

PHONE:  
617-902 8626

PRELIMINARY CONCEPT,  
NOT VALID WITHOUT STAMP

47 ALPINE ST

CAMBRIDGE MA

**DEMOLITION  
PLAN ATTIC  
EXISTING**

Project number 0.08

Date 06/01/2023

Drawn by Author

Checked by Checker

**D004**

Scale As indicated

1 ATTIC LEVEL PLAN  
D004 Scale: 1/4" = 1'-0"

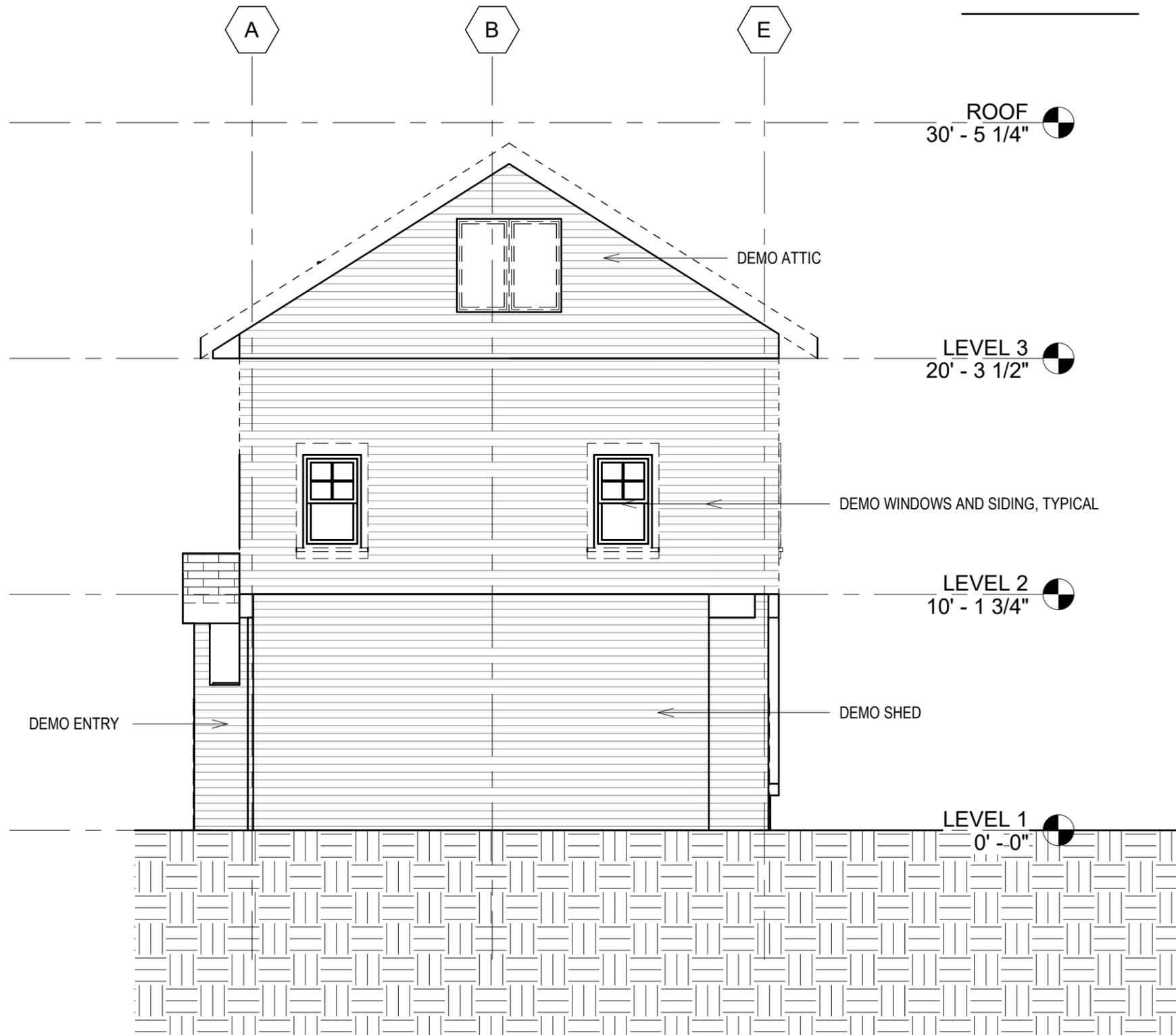
06/07/2023 DEMOLITION STATUS:

THIS FACADE HAS BEEN REMOVED  
EXCEPT THE FRAMING OF FRONT ENTRY.

FIRE ALARM LEGEND	
Ⓢ	SMOKE ALARM
Ⓢ/Ⓢ	CO/SMOKE COMBO

LEGEND :

	EXISTING TO REMAIN
	DEMO
	NEW WORK



ARCHITECT:  
UP DESIGN & BUILD, LLC

EMAIL:  
INFO@UpDesignBuild.COM

PHONE:  
617-902 8626

PRELIMINARY CONCEPT,  
NOT VALID WITHOUT STAMP

47 ALPINE ST

CAMBRIDGE MA

**RIGHT ELEV. -  
EXISTING**

Project number 0.08

Date 06/01/2023

Drawn by Author

Checked by Checker

**D101**

Scale As indicated

1 REAR ELEVATION - EXISTING  
D101 Scale: 3/16" = 1'-0"

Ref: D003

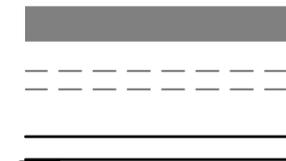
6/7/2023 4:25:20 PM

06/07/2023 DEMOLITION STATUS:

THE FRAMING OF SECOND FLOOR AND ABOVE HAS BEEN REMOVED.

FIRE ALARM LEGEND	
Ⓢ	SMOKE ALARM
Ⓢ/s	CO/SMOKE COMBO

LEGEND :



EXISTING TO REMAIN  
 DEMO  
 NEW WORK



FRAMING OF THIS PORTION STILL REMAINS IN PLACE AS OF 6/7/2023



ARCHITECT:  
UP DESIGN & BUILD, LLC

EMAIL:  
INFO@UpDesignBuild.COM

PHONE:  
617-902 8626

PRELIMINARY CONCEPT,  
NOT VALID WITHOUT STAMP

47 ALPINE ST

CAMBRIDGE MA

**FRONT  
ELEVATION  
EXISTING**

Project number 0.08

Date 06/01/2023

Drawn by Author

Checked by Checker

**D102**

Scale As indicated

1 FRONT ELEVATION - EXISTING  
 D102 Scale: 3/16" = 1'-0"

6/7/2023 4:25:20 PM

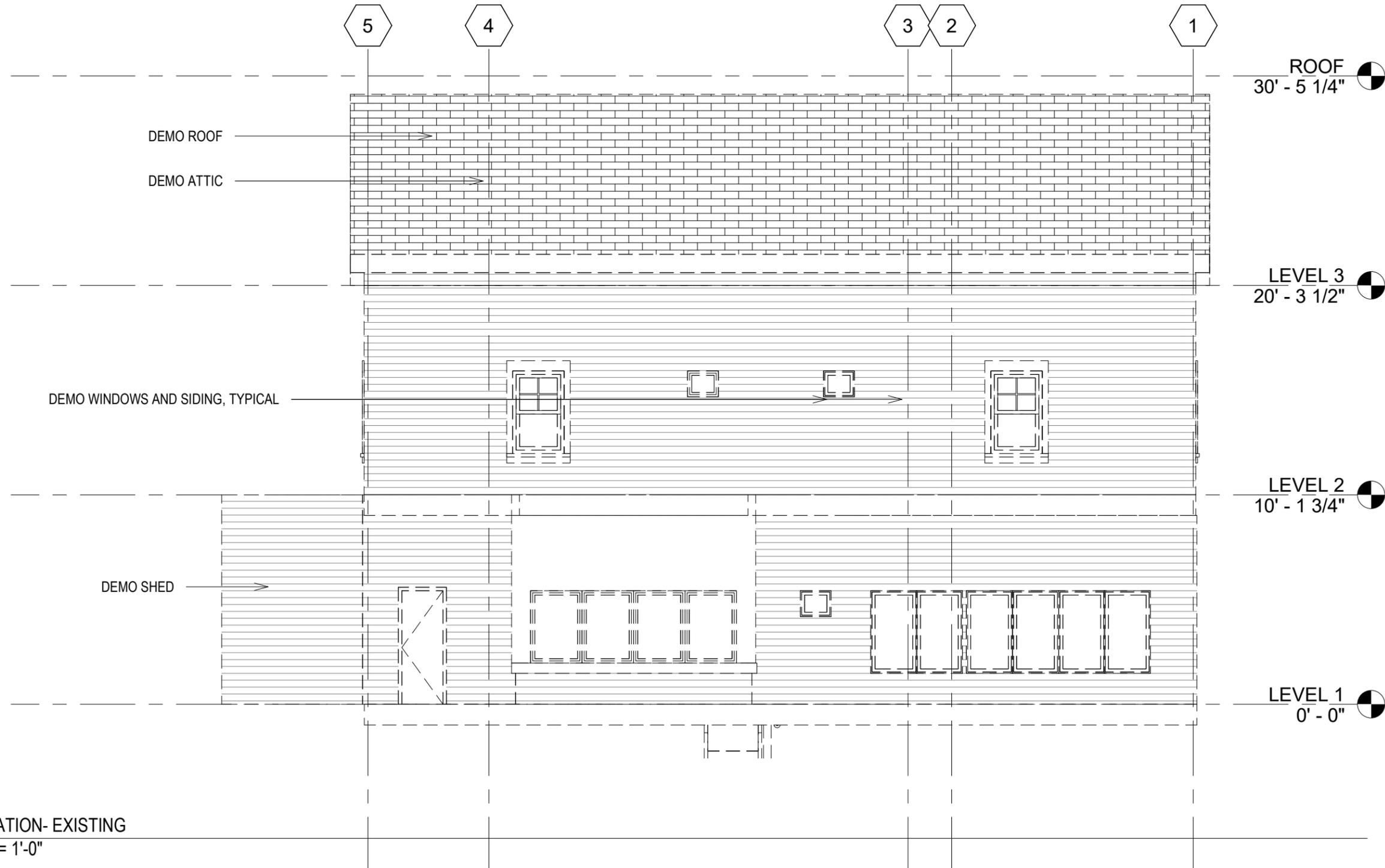
06/07/2023 DEMOLITION STATUS:

THIS FACADE HAS BEEN REMOVED.

FIRE ALARM LEGEND	
Ⓢ	SMOKE ALARM
c/s	CO/SMOKE COMBO

LEGEND :

	EXISTING TO REMAIN
	DEMO
	NEW WORK



ARCHITECT:  
UP DESIGN & BUILD, LLC

EMAIL:  
INFO@UpDesignBuild.COM

PHONE:  
617-902 8626



PRELIMINARY CONCEPT,  
NOT VALID WITHOUT STAMP

47 ALPINE ST

CAMBRIDGE  
MA

**REAR  
ELEVATION  
EXISTING**

Project number 0.08

Date 06/01/2023

Drawn by Author

Checked by Checker

**D103**

Scale As indicated

1 REAR ELEVATION- EXISTING  
D103 Scale: 3/16" = 1'-0"

6/7/2023 4:25:21 PM

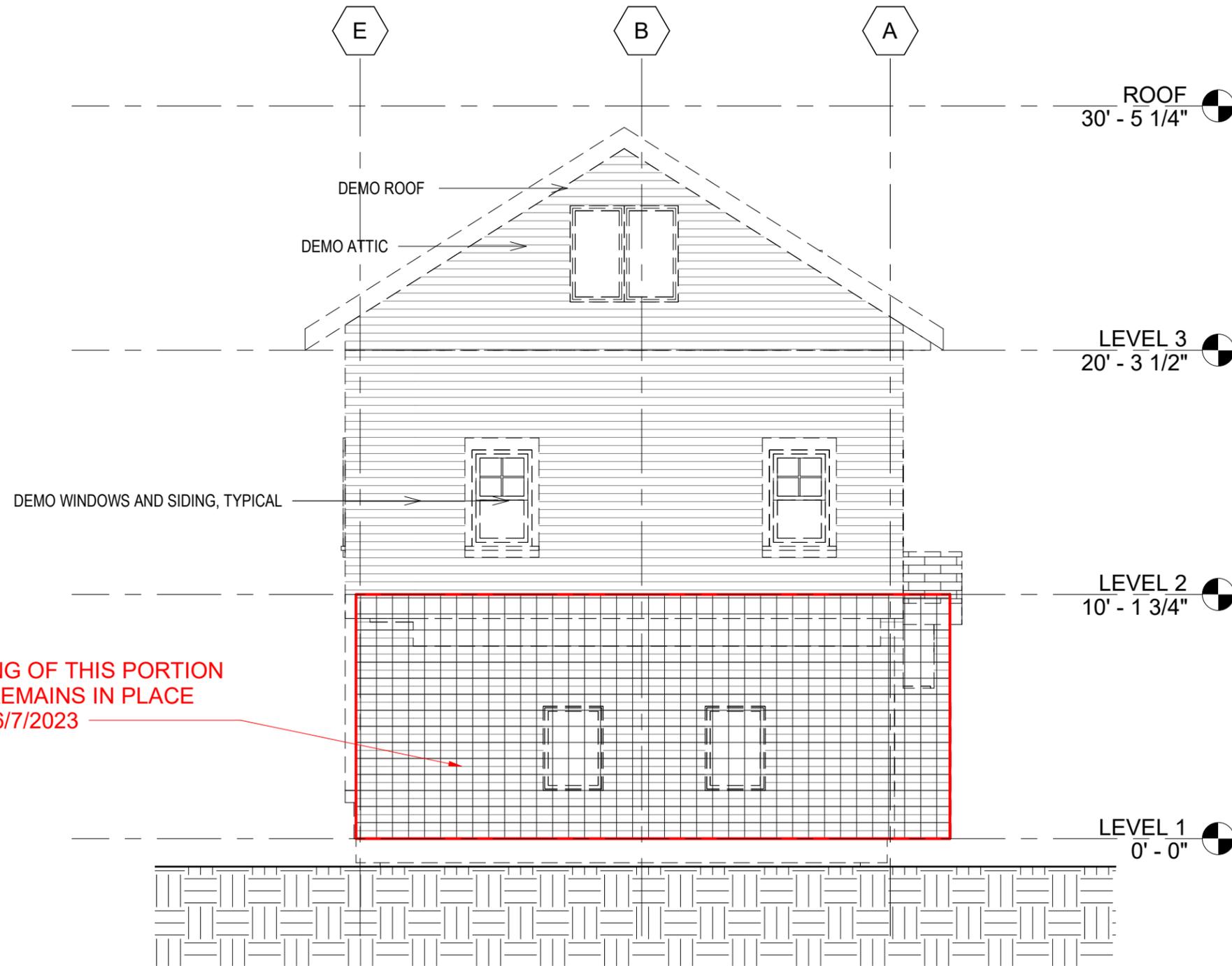
06/07/2023 DEMOLITION STATUS:

THE FRAMING OF SECOND FLOOR AND ABOVE HAS BEEN REMOVED.

FIRE ALARM LEGEND	
Ⓢ	SMOKE ALARM
Ⓢ/Ⓢ	CO/SMOKE COMBO

LEGEND :

	EXISTING TO REMAIN
	DEMO
	NEW WORK



ARCHITECT:  
UP DESIGN & BUILD, LLC

EMAIL:  
INFO@UpDesignBuild.COM

PHONE:  
617-902 8626

PRELIMINARY CONCEPT,  
NOT VALID WITHOUT STAMP

47 ALPINE ST

CAMBRIDGE MA

**LEFT  
ELEVATION -  
EXISTING**

Project number 0.08

Date 06/01/2023

Drawn by Author

Checked by Checker

**D104**

Scale As indicated

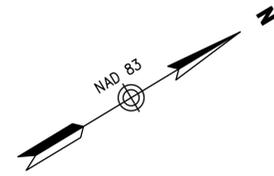
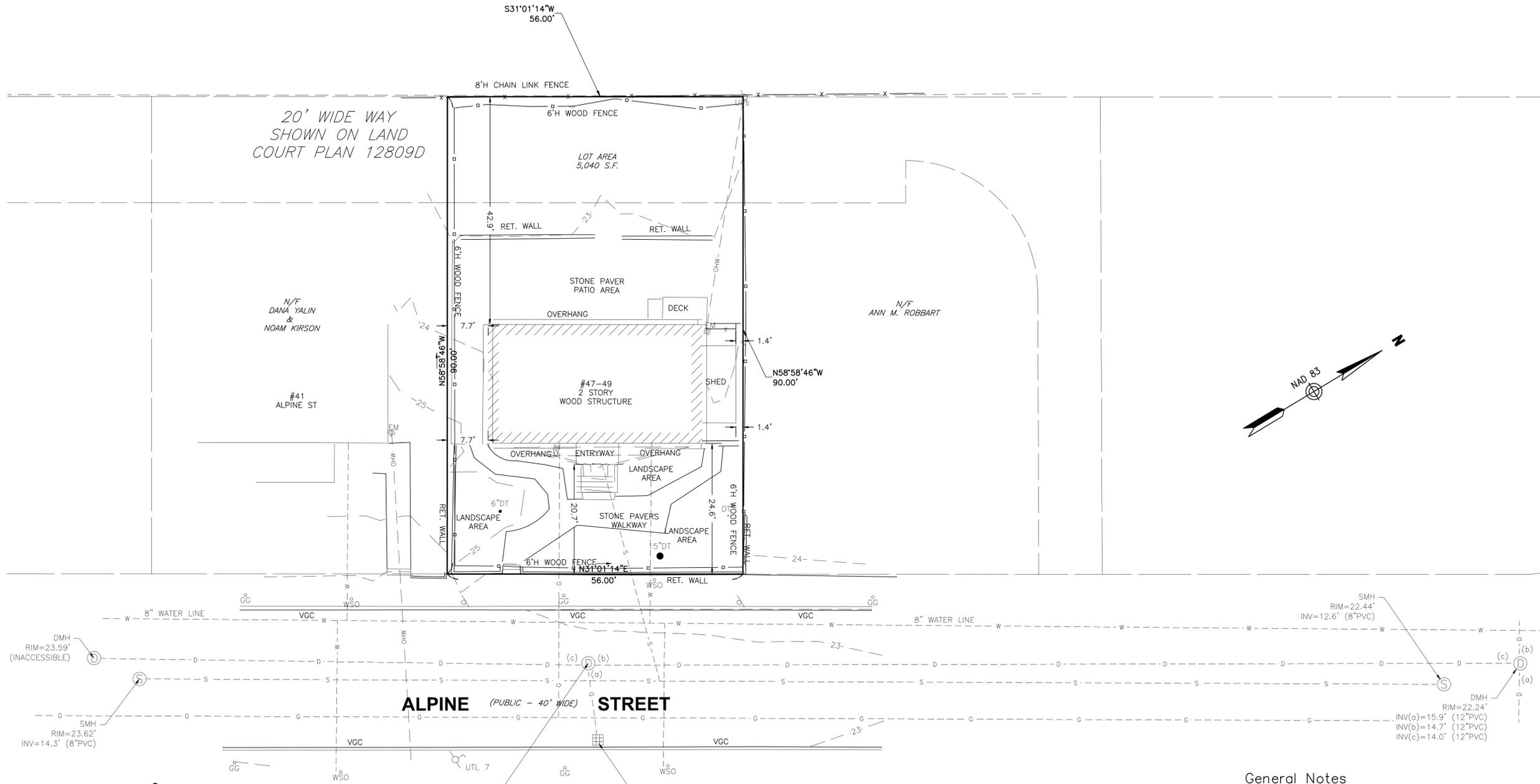
1 LEFT ELEVATION EX  
D104 Scale: 3/16" = 1'-0"

Ref: D001

6/7/2023 4:25:21 PM

**LEGEND**

- BM # BENCHMARK
- BOUND (CONC. STONE, LAND COURT, ETC.)
- CB CATCH BASIN - SQUARE
- ⊕ CB CATCH BASIN - ROUND
- DSK DISK (CAT, USC&GS, LAND COURT, ETC.)
- DH DRILL HOLE
- ⊙ DMH DRAIN MANHOLE
- ⊙ EHH ELECTRIC HANDHOLE
- ⊙ EM ELECTRIC METER
- ⊙ GG GAS GATE
- ⊙ GM GAS METER
- ⊙ HS HANDICAP SYMBOL
- ← GUY WIRE ANCHOR
- ⊙ FH FIRE HYDRANT
- ⊙ LIGHT
- OHW — OVERHEAD WIRE
- RB REBAR MARKER
- MB MAIL BOX
- ⊙ OM OTHER MANHOLE
- PB PULL BOX
- ⊙ PED PEDESTRIAN SIGNAL
- ⊙ SMH SEWER MANHOLE
- ⊙ TM TELEPHONE MANHOLE
- ⊙ TRFM TRANSFORMER
- ⊙ # OF PARKING SPACES
- ⊙ TS TRAFFIC SIGNAL
- ⊙ TS TRAFFIC SIGNAL MAST ARM/SPAN WIRE POLE SIGN
- ⊙ UPL# UTILITY POLE W/ LIGHT
- ⊙ UPL# UTILITY POLE
- ⊙ WG WATER GATE
- ⊙ WSO WATER SHUTOFF

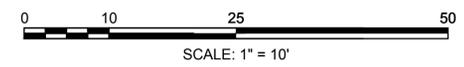


**Zoning Notes:**

- 1) THE LOT LIES ENTIRELY WITHIN THE RESIDENTIAL B DISTRICT (RBD) AS SHOWN ON THE "ZONING DISTRICT MAP OF CAMBRIDGE, MASSACHUSETTS". DIMENSIONAL REQUIREMENTS FOR A (RBD) AT THE TIME OF THIS SURVEY ARE:
- |  | REQUIRED       | PROPOSED   |
|--|----------------|------------|
| MINIMUM LOT AREA.....                              | 5,000 S.F..... | 5,040 S.F. |
| MINIMUM FRONTAGE.....                              | 50 FEET.....   | 56 FEET    |
| MINIMUM FRONT YARD SETBACK.....                    | 15 FEET.....   | 20.7 FEET  |
| MINIMUM SIDE YARD SETBACK...7.5 (SUM 20) FEET..... | 1.4(9.1) FEET  |            |
| MINIMUM REAR YARD SETBACK.....                     | 25 FEET.....   | 42.9 FEET  |
| MAXIMUM BUILDING HEIGHT.....                       | 35 FEET.....   | 26 FEET    |
| MINIMUM OPEN SPACE.....                            | 40%.....       | 79.8%      |

**General Notes**

- THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY PFS LAND SURVEYING INC. IN JANUARY 2022 AND FROM DEEDS AND PLANS OF RECORD.
- THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY PFS LAND SURVEYING INC. IN JANUARY 2022.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
- HORIZONTAL DATUM IS BASED ON LAND COURT PLAN 12809D. ELEVATIONS SHOWN ON THIS PLAN REFER TO CAMBRIDGE CITY BASE.
- THE LOT LIES ENTIRELY WITHIN ZONE X UNSHADED (AREA OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF CAMBRIDGE, MASSACHUSETTS, COMMUNITY PANEL NUMBER 2501700419E, EFFECTIVE DATE JUNE 4, 2010.
- NO WETLAND FLAGS WERE OBSERVED ON SITE AT THE TIME OF THE SURVEY.

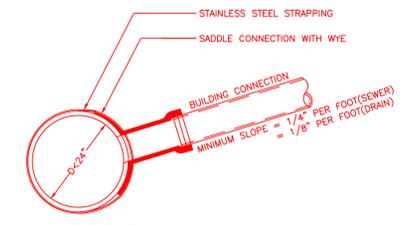
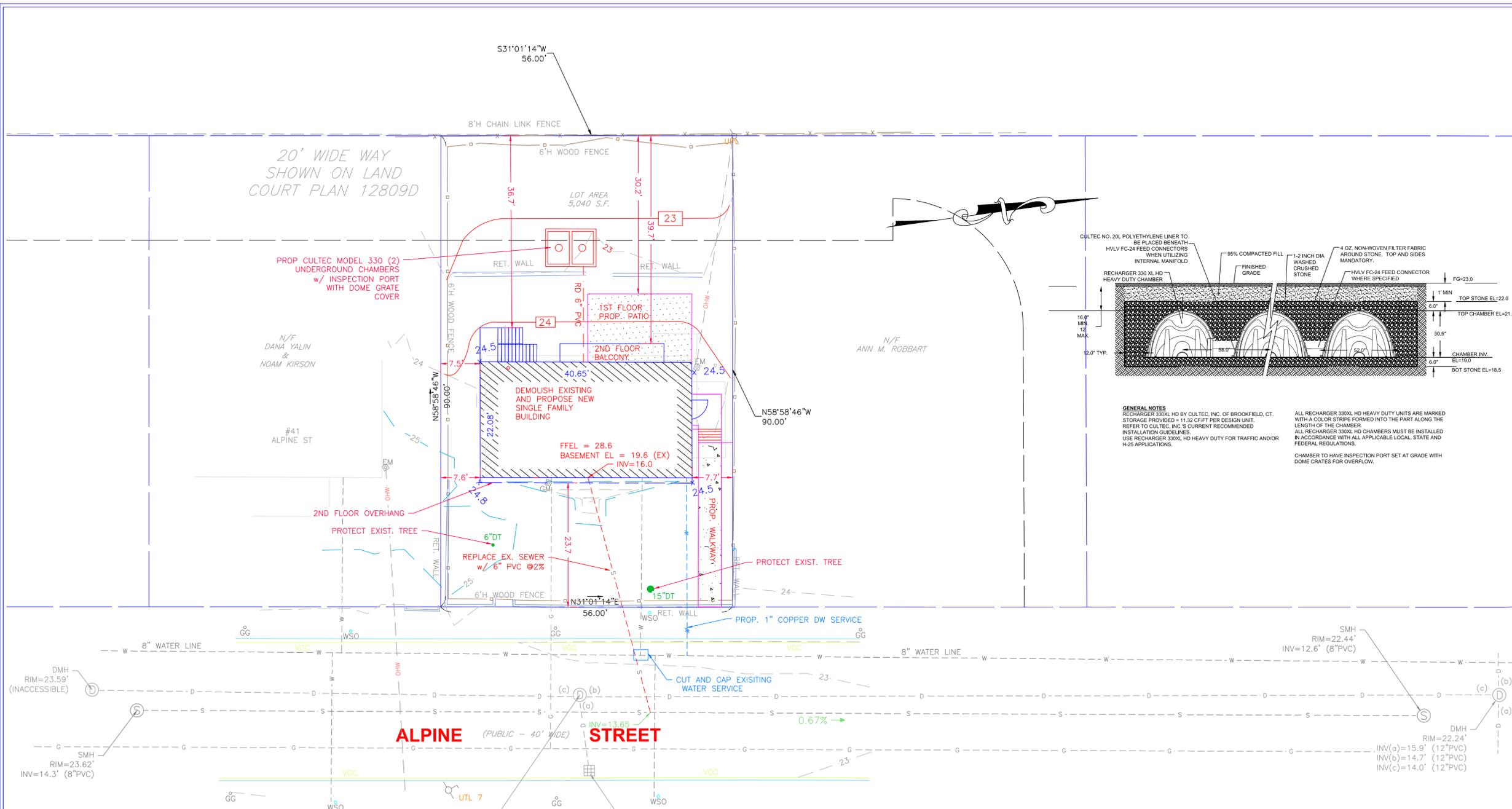


No.	Revision	Date	Appvd.

Designed by BGP Drawn by BGP Checked by BGP  
 CAD checked by BGP Approved by BGP  
 Scale 1"=10' Date 1/27/2022  
 Project Title  
**Existing Conditions**  
**Plan of Land**  
**47-49 Alpine Street**  
**Cambridge, MA**  
 issued for  
**Review**

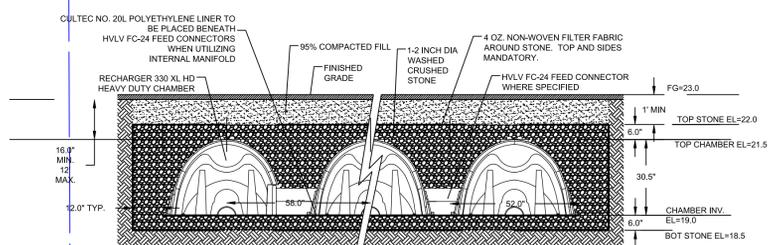
Drawing Title  
**Plot Plan**

Drawing Number  
**SV-1**  
 Sheet  
 1 of 1  
 Project Number  
 21137



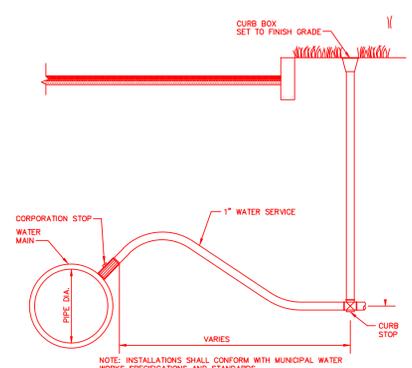
- EXISTING SEWER OR DRAIN PIPE
- NOTES:
1. FULL PVC OR IRON SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY, CONCRETE, OR IRON PIPE.
  2. SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENTED ONTO THE PIPE.
  3. FULL WYE CONNECTION FITTINGS MAY BE USED.
  4. PIPE SHALL BE CUT TO CONFORM TO THE OPENING IN THE SADDLE.
  5. CONNECTIONS DIRECTLY INTO THE EXISTING PIPE WITHOUT A SADDLE OR A FULL WYE FITTING ARE NOT ALLOWED.

**Sewer Connection**  
N.T.S.



**GENERAL NOTES**  
RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 11.32 CF/FT PER DESIGN UNIT. REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES. USE RECHARGER 330XL HD HEAVY DUTY FOR TRAFFIC AND/OR HIGH APPLICATIONS.

ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER. ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. CHAMBER TO HAVE INSPECTION PORT SET AT GRADE WITH DOME GRATES FOR OVERFLOW.

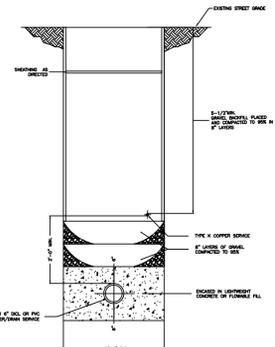


**Water Serv. Connection (5\"/>**

**ALPINE STREET**  
(PUBLIC - 40' WIDE)

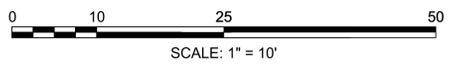
**General Notes**

- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON A FIELD SURVEY CONDUCTED BY PFS LAND SURVEYING INC. IN JANUARY 2022 AND FROM DEEDS AND PLANS OF RECORD.
- 2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY PFS LAND SURVEYING INC. IN JANUARY 2022.
- 3) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
- 4) HORIZONTAL DATUM IS BASED ON LAND COURT PLAN 12809D. ELEVATIONS SHOWN ON THIS PLAN REFER TO CAMBRIDGE CITY BASE.
- 5) THE LOT LIES ENTIRELY WITHIN ZONE X UNSHADED (AREA OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF CAMBRIDGE, MASSACHUSETTS, COMMUNITY PANEL NUMBER 2501700419E, EFFECTIVE DATE JUNE 4, 2010.
- 6) NO WETLAND FLAGS WERE OBSERVED ON SITE AT THE TIME OF THE SURVEY.
- 7) BACKFLOW PREVENTERS TO BE INSTALLED AT EACH BELOW GRADE PLUMBING FIXTURE
- 8) BUILDING SUMP PUMP DISCHARGE IS TO BE CONNECTED TO ROOF DRAIN AND DIRECTED TO ON-SITE INFILTRATION CHAMBERS.
- 9) CONTRACTOR SHALL INSTALL ALL EROSION CONTROL BMP PRIOR TO ANY EXCAVATION WORK. ALL DISTURBED SOIL TO BE STABILIZED IMMEDIATELY TO PREVENT EROSION AND SEDIMENTATION.



**Common Trench for Water and Sewer Service**  
N.T.S.

DIMENSIONAL REQUIREMENTS			
RESIDENCE B	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	5,000 SF	5040 SF	5040 SF
MIN. LOT WIDTH	50 FT	56 FT	56 FT
MIN. YARD - FRONT	15 FT	24.2 FT	23.7 FT
MIN. YARD - SIDE	7.5 FT	7.7 FT	7.5 FT
MIN. YARD - REAR	25 FT	43.2 FT	36.7 FT
MAX. BUILDING HEIGHT	35 FT	34.9 FT±	34.4 FT
GREEN AREA OPEN SPACE	40%	66%	71%



REVISIONS:		
NO.:	COMMENTS:	DATE:
1	NEW ARCHITECTURAL & REMOVE DRIVEWAY	3-17-2023
2	NEW ARCHITECTUAL UPDATES	6-14-2023

**SITE PLAN**  
**47 ALPINE STREET**  
**CAMBRIDGE, MASSACHUSETTS**

DRAWN BY: ZLD  
DESIGNED BY: SPH  
CHECKED BY: SPH

DATE: 12-19-2022

**HARDY + MAN DESIGN GROUP, PC**  
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTING

1285 WASHINGTON STREET  
WEYMOUTH, MA  
(781) 335-1464

PREPARED FOR:  
**PERMIT**

SHEET  
**C-1**



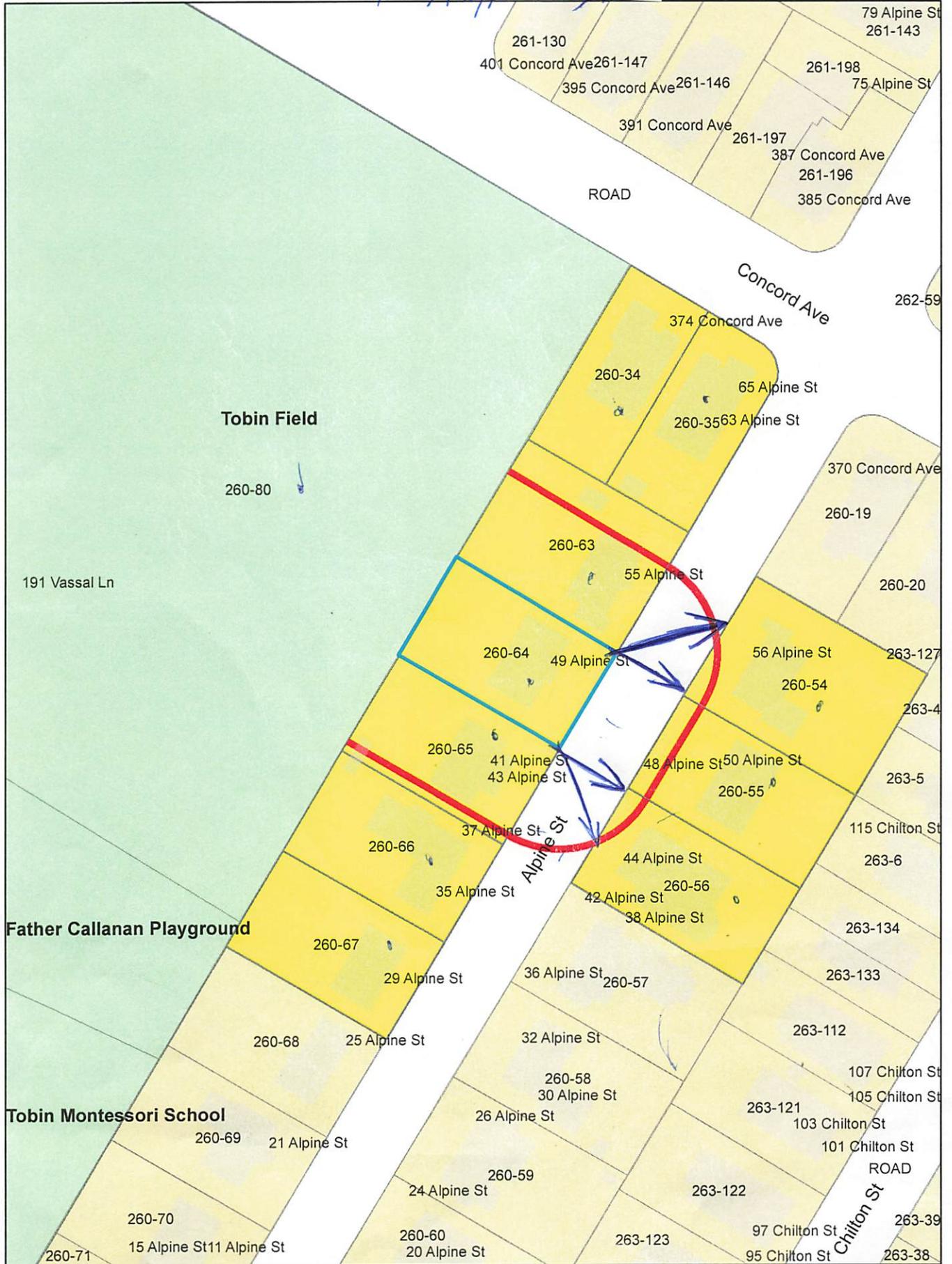
To BZA Cambridge:

We applied for permit 194820 and the plan was approved in compliance of zoning code. The size of building, GFA, setbacks are all in compliance with zoning code. Demolition began under issued permit 194820, the approved building plan showed demolition of roof, attic, and some exterior walls on all floors. During demolition of 1st Fl walls, unfortunately the 2nd floor collapsed, resulting in an excessive demolition than approved under 194820.

We are not seeking for any additional GFA, setback, that is originally approved under permit 194820. We are simply only seeking for a variance relief so we could continue the construction under the originally approved permit 194820 due to the collapsed 2nd Fl.

It has been 18 months since we first began the application, finishing the restoration of the property is of public interest of the neighborhood (we did not seek for any GFA or setback that is in excessive of the ordinance). In fact, compared to existing side setbacks on the right side (1.4'), the proposed building has an much higher setback (7.7').

49 Alpine St.



49 Alpine St.

260-65  
YALIN, DANA & NOAM Y. KIRSON  
43 ALPINE ST  
CAMBRIDGE, MA 02138

260-80  
CAMBRIDGE CITY OF SCHOOL DEPT -  
TOBIN SCHOOL  
159 THORNDIKE ST  
CAMBRIDGE, MA 02141

ALEX YU  
11 EIGHTH STREET  
CAMBRIDGE, MA 02141

260-63  
ROBBART, ANN M.  
55 ALPINE ST  
CAMBRIDGE, MA 02138

260-55  
FILENE, ROBERT J. SUSAN R FILENE  
117 CHILTON  
CAMBRIDGE, MA 02138-6844

260-66  
EGBERT, DERRICK B.  
35 ALPINE ST  
CAMBRIDGE, MA 02138

260-34  
FERNANDEZ, CAROLINA & JAMES D. LLOYD  
374 CONCORD AVE., #2  
CAMBRIDGE, MA 02138

260-35  
372 CONCORD AVENUE, LLC  
134 MAIN STREET, UNIT 7  
STONEHAM, MA 02180

260-34  
NARDIN RACHEL A  
TRS NARDIN RACHEL A REVOCABLE TR  
174 FRANKLIN ST  
CAMBRIDGE, MA 02139

260-54  
MENZIN NANCY W  
TRS MENZIN REALTY TR  
56 ALPINE ST  
CAMBRIDGE, MA 02138

260-67  
ENGELMAN DORIS J  
TRS ENGELMAN DORIS J TR  
29 ALPINE ST  
CAMBRIDGE, MA 02138

260-64  
HUANG, SIYU & YINGCHAO YU, TRS  
11 8TH ST  
CAMBRIDGE, MA 02141

260-56  
HULL, ELIZABETH MARRAN  
C/O ELIZABETH MARRAN  
44 ALPINE ST.  
CAMBRIDGE, MA 02138-6811

260-80  
CITY OF CAMBRIDGE  
C/O NANCY GLOWA  
CITY SOLICITOR

260-80  
CITY OF CAMBRIDGE  
C/O YI-AN HUANG  
CITY MANAGER



# City of Cambridge

MASSACHUSETTS

## BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

### BZA

### POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: V. Vian Han Date: 6/21/23  
(Print)

Address: 49 Alpine St.

Case No. BZA-227838

Hearing Date: 7/13/23

Thank you,  
Bza Members

## Natola, Stephen

---

**From:** Alex Yu <[alexyu1986@gmail.com](mailto:alexyu1986@gmail.com)>  
**Sent:** Friday, July 7, 2023 2:33 PM  
**To:** Ratay, Olivia  
**Cc:** Natola, Stephen  
**Subject:** Re: Cambridge Board of Zoning Appeal (BZA): 07/13/23 Hearing Instructions  
**Attachments:** Demolition PPlan from 47 alpine Cambridge 02212023 NO OH-approved by City of Cambridge.pdf

Hi Olivia,

I extracted only 3 pages showing what was originally approved by the City, showing the demolition plan. It will be much appreciated if our presentation could start from these three pages, so the BZA can have a better idea about what has already been approved, then we can explain the collapse of the 2nd FI and why we need to apply for variance.

Thank you,

Alex

On Fri, Jul 7, 2023 at 2:28 PM Alex Yu <[alexyu1986@gmail.com](mailto:alexyu1986@gmail.com)> wrote:

Hi Olivia,

In addition to the document on the city's website, may we also present the approved version by the city of cambridge on the original permit # 194820?

You must also have the file in place, but just in case, we attached it here.

Thanks,

Alex

On Fri, Jul 7, 2023 at 9:59 AM Alex Yu <[alexyu1986@gmail.com](mailto:alexyu1986@gmail.com)> wrote:

Hi Olivia,

Hope you had a great 4th of July holiday break!

Participants from our sides are

Owner, Alex Yu <[alexyu1986@gmail.com](mailto:alexyu1986@gmail.com)>  
Architect, Kyle Xue <[kyle@updesignbuild.com](mailto:kyle@updesignbuild.com)>  
Site Plan, Chi Man <[cman@hardymandesign.com](mailto:cman@hardymandesign.com)>,  
General Contractor, Tony Jia <[jiazhendong1987@hotmail.com](mailto:jiazhendong1987@hotmail.com)>

Is there any letters from any neighbors submitted to BZA-227838?

Thanks!

Alex

On Fri, Jul 7, 2023 at 8:03 AM Ratay, Olivia <[oratay@cambridgema.gov](mailto:oratay@cambridgema.gov)> wrote:

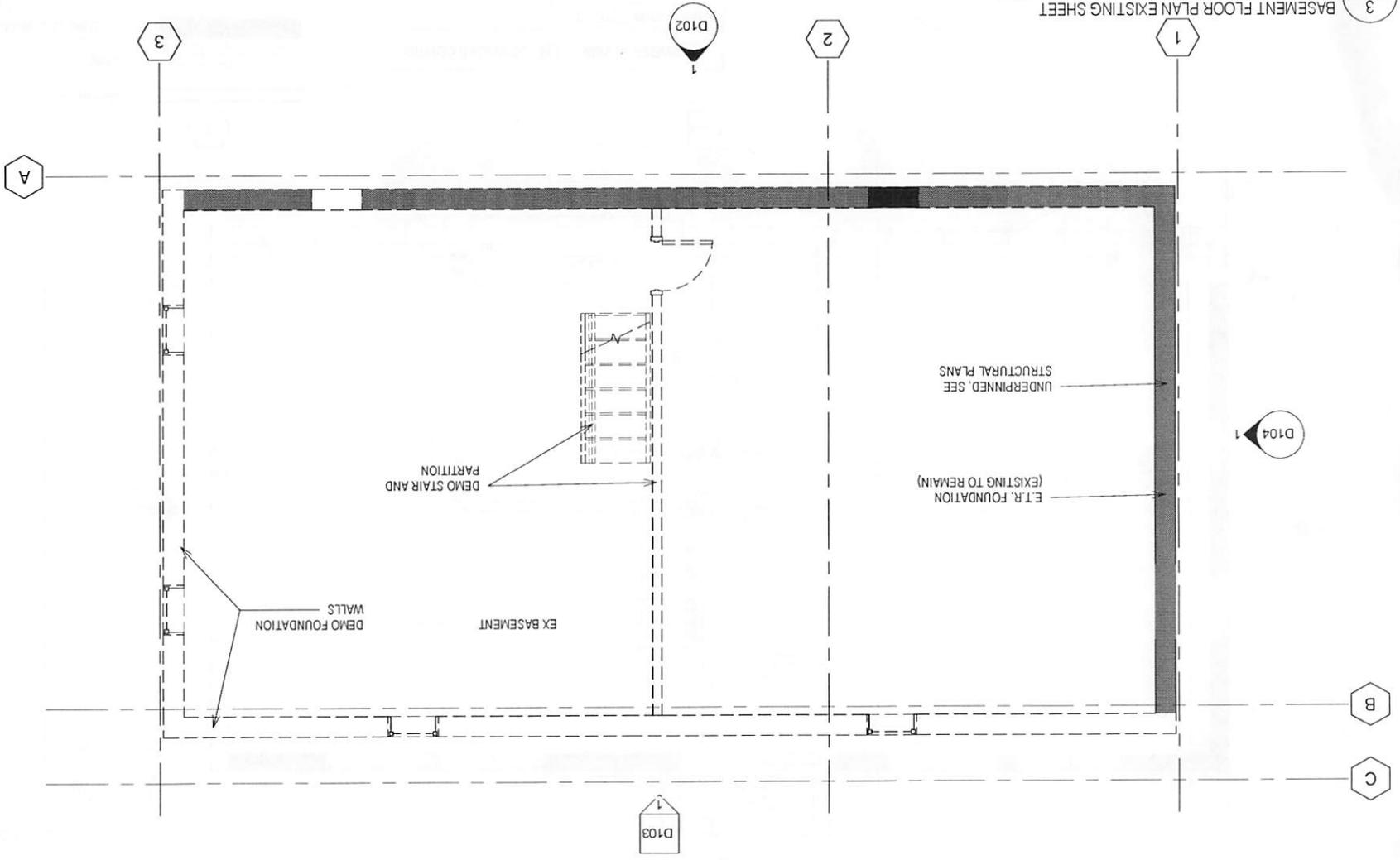
Dear BZA Petitioner,

We are writing to you with regards to the case you will be presenting at the Cambridge Board of Zoning Appeal hearing on **Thursday, July 13, 2023** and specifically to clarify a few procedural matters given the virtual nature of the hearing.

1. Be sure to register yourself and all other presenters **before** the meeting using the Zoom Webinar link found **[here](#)**.
2. Instructions for participating in the Zoom meeting can be found on ISD's website **[here](#)**.
3. Please respond to this email and **send a list of names** of people who will be presenting your case to the Board. For example, the property owner(s), architect, engineer, lawyer, etc. We like to have this in advance in order to make the Zoom meeting a more efficient and smooth process.

Do not include neighbors on the list, just the petitioner team.

If you are withdrawing your case or requesting a continuance and have done so already in writing, disregard this email. If you plan on speaking at the hearing in order to withdraw or continue, send names as requested above.



**FIRE ALARM LEGEND**

	SMOKE ALARM
	CO/SMOKE COMBO

**LEGEND :**

	EXISTING TO REMAIN
	DEMO
	NEW WORK

**UP DESIGN & BUILD**  
ARCHITECT: UP DESIGN & BUILD, LLC  
EMAIL: INFO@UPDesignBuild.COM  
PHONE: 617-902 8626

47 ALPINE ST  
CAMBRIDGE MA

**DEMOLITION PLAN BASEMENT**

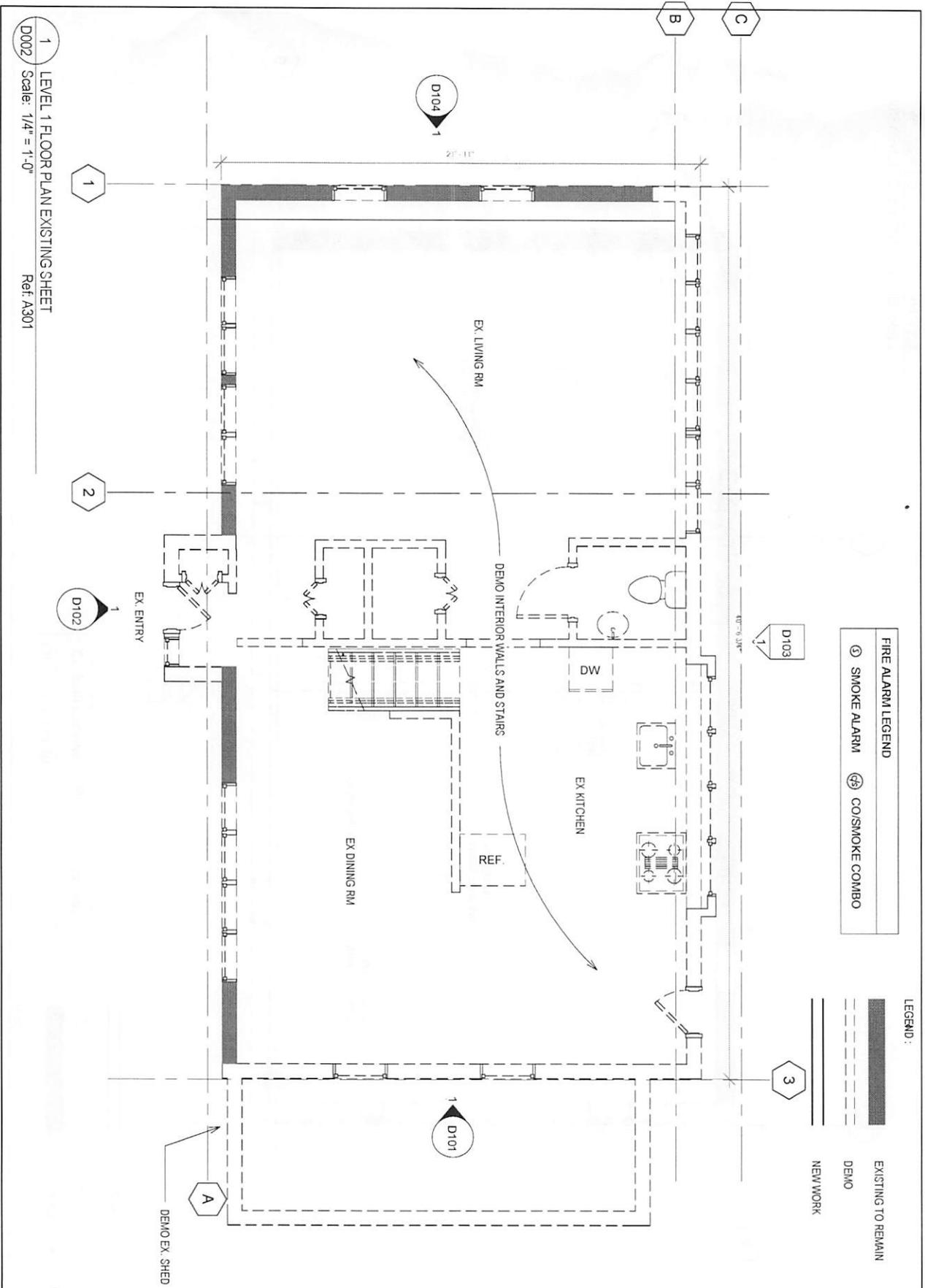
Project number 0.08  
Date 02/21/2023  
Drawn by Author  
Checked by Checker

D001

Scale As indicated

2/21/2023 3:10:22 PM

PRELIMINARY CONCEPT  
NOT VALID WITHOUT STAMP



**FIRE ALARM LEGEND**

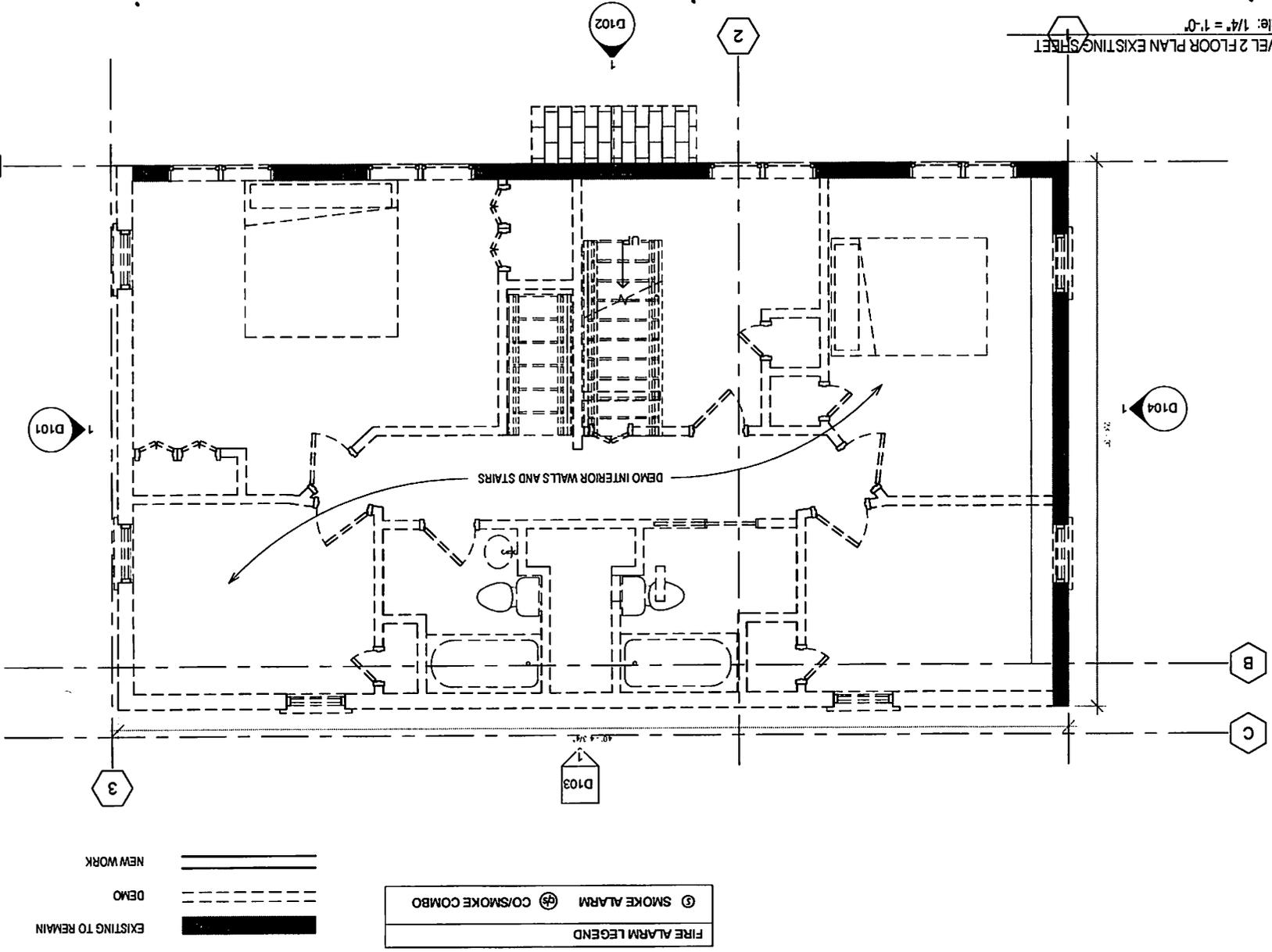
Ⓢ	SMOKE ALARM
ⓈⓈ	CO/SMOKE COMBO

**LEGEND :**

	EXISTING TO REMAIN
	DEMO
	NEW WORK

1 LEVEL 1 FLOOR PLAN EXISTING SHEET  
 D002 / Scale: 1/4" = 1'-0" Ref: A301

 ARCHITECT: UP DESIGN & BUILD, LLC EMAIL: INFO@UpDesignBuild.COM PHONE: 617-502-8628	<b>47 ALPINE ST</b> CAMBRIDGE MA
	<b>DEMOLITION PLAN FIRST LEVEL</b>
Project number 0.08 Date 02/21/2023 Drawn by KX Checked by KX	<b>D002</b> Scale As indicated



**FIRE ALARM LEGEND**

⑤ SMOKE ALARM ⊕ CO/SMOKE COMBO

**LEGEND :**

EXISTING TO REMAIN (thick solid line)

DEMO (dashed line)

NEW WORK (thin solid line)

Scale As indicated
<b>D003</b>
Checked by
Author
Date 02/12/2023
Project number 0.08
<b>DEMOLITION PLAN SECOND LEVEL</b>
CAMBRIDGE MA
47 ALPINE ST
PRELIMINARY CONCEPT NOT VALID WITHOUT STAMP
 ARCHITECT: UP DESIGN & BUILD, LLC EMAIL: info@updesignbuild.com PHONE: 617-902-8828